County of Summit · The High Point of Ohio

ILENE SHAPIRO
COUNTY EXECUTIVE

Summit County Planning Commission (SCPC)
Thursday, July 28, 2022 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio
Meeting Agenda

A.	Call to Order	**Chair Mavrides**
B.	Roll Call	**Tubbs**
C.	Approval of the May 23, 2022, SCPC Minutes	**Chair Mavrides**
D.	Business Items	**Knittel**

Old Business

Item # 1 - Riparian Variance – Kings Creek – Richfield Township - The applicant is requesting a variance to allow for up to 44 feet of encroachment, (less than 0.25 acres) for the construction of a house.

Item # 2 - Springfield Township – Text Amendment - From O-R to I-1 this will allow for offices or research facilities in the I-1 district. The change will eliminate the need for variances for the existing businesses as they expand. This will allow the Zoning Department to require more stringent enforcement of screening and landscaping requirements.

New Business

Item # 1 - Sagamore Hills Township – Zoning Text Amendment - To revise section 3.6 garages on page 3-14 (Residential District) of our zoning resolution

Item # 2 – Sagamore Hills Township – Zoning Text Amendment - To revise Section Fourteen (Planned Unit Development) PUD Boundary Setback .

Item # 3 – Coventry Township – Rezoning – PN 1909823 S. Main Street - request to rezone from R-1 and B-2 to "B-2".

Item # 4 – Coventry Township – Rezoning – PN 1909395 3445 S. Main Street - request to rezone from R-1 and B-2 to C/I.

E.	Report from Assistant Director	**Tubbs**
F.	Comments from Public	**Chair Mavrides**
G.	Comments from Commission Members	**Chair Mavrides**
H.	Other	
	1. Legal Update	**Matz**
I.	Adjournment	**Chair Mavrides**

Summit County Planning Commission (SCPC)
Thursday, May 26, 2022 - 3:00 p.m.
County of Summit, County Council Chambers
175 South Main Street, 7th Floor, Akron, Ohio
Meeting Agenda

A. Call to Order **Chair Mavrides**

Allen Mavrides called the meeting to order on ***Thursday, May 26, 2022*** at ***3:00 pm*** in the County of Summit Council Chambers, 175 South Main Street, 7th Floor, Akron Ohio 44308. A roll call was conducted by ***Dennis Tubbs*** the attending members constituted a quorum.

B. Roll Call

SCPC Member	Present
Beckham, George	X
Kline, David	X
Mavrides, Allen	X
Reville, Rich	X
Segedy, Jason	X
Snell, Jeff	X
Stoiber, Dennis	X
Terry, Robert	X
Open Seat	
Open Seat	
Open Seat	

C. Approval of the March 31, 2022 SCPC Minutes **Chair Mavrides**
SCPC Action: Approval

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		X	X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff	X		X		
Stoiber, Dennis			X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

Jeff Snell made a motion to approve the March 31, 2022 SCPC meeting minutes and it was seconded by *George Beckham,* the motion passed with no abstentions.
Meeting minutes for March 31, 2022 are approved as submitted.

D. **Business Items** **Knittel**

Item #8 Lugging

Email was sent out to all members, though that one of the items were table initially when agenda was sent out then thought that both items were tabled when the agenda was sent.

Motion

Motion made by Chair Mavrides to amend the agenda and add item #8 Section 29 Lighting to the agenda for May 26, 2022 SCPC meeting minutes
Motion to amend and approve by *Allen Mavrides* and it was seconded by *Jason Segedy,* the motion passed with no abstentions.

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David			X		
Mavrides, Allen	X		X		
Reville, Rich			X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Open Seat					

Old Business

1. Item #1 Riparian Variance – 3649 W. Galloway Dr – Richfield township – A variance from the Riparian Ordinance proposed the construction of a home pool in the backyard for health reasons.
   Riparian set back present as it was previously heard at the March 31, 2022 meeting and was tabled for more discussion.
   Staff recommendations follows the Summit County small water conservation which is the disapproval of Riparian request.
   Lighthouse Pools Jeff Krist was present representing homeowners Mr. and Mrs. Key 3649 W. Galloway Dr – Richfield township as they could not be present.
   States that Sasha was not present and did not see the location of where the pool was to be placed. They stated that they were not at the site when the first discussion of construction of pool is supposed to be.
   What changes have become present from last discussion to today?
   Jeff Krist stated that the contractor was not present to see the location of the pool.
   SCPC member stated that the the slope of the location of where the pool is to be located is stated to be at 33% slope which is a steeper slope which was discussed.
   Jeff Krist stated that the slope of the pool was going to be 20 feet away from where the installation of the pool would be and it would not be on the edge of the slope.
   States that the installation and location of the pool will require a small retaining wall about 2 feet tall as the pool has to be dug in slightly, the pool will need to be dug into higher ground per Jeff Krist-Lighthouse Pools.
   The contractor was asked by SCPC members to do more site inspection as they were questions about the steeply sloped area.

SCPC Chair Mavrides asked for more time to review new findings before decision made.
Finding by Soil and Water inspector:
Determined its not a discardment at the site it was found in the area it wasn't a stone wall it was a regular slope, the client had a pretty big ravin. What was also found was that the trees are at a pistol grip meaning that the trees are not coming out straight they are coming out in an angle which is an indicator that the trees are slipping and they are correcting by bending, its not severe but it is happening, meaning that the creek is eating away at the toe of the slope.
Soil and Water states that if the clients install the pool it may be ok for about 15-20 years but the weight of the pool and the slope will be very costly and there will be no resolution for whomever owns the property in the future and there will be no solution to the future issues. The Soil and Water department states that on the ordinances this is not a permissible use and they do not recommend installation.
Soil and Water recommends that the SCPC has a hold harmless clause as they feel as though the client will be looking for someone to blame. The other issues are sun and the trees are they are going to cut the trees down to get sun as this is also not permissible under the Riparian Variance ordinance.
Soil and Water reports water measurements of eight (8) pounds per gallon of water, the location of the pool area where the homeowner would like to build is 20 to 30 feet from the slope and treelines.
It is asked if the homeowner would do a geographical report, they will ask the homeowners.
It is asked that if the SCPC would like to table to build until the contractor talks to the homeowner about doing a geographical reports, but if it found that the build would be a liability to the homeowners then the contractor would like to take to variance off the table and speak to the homeowners about the findings.

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George		X	X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff	X		X		
Stoiber, Dennis			X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

Jeff Snell made a motion to take Old Business Item#1 off the table for the purpose of conducting a geological survey and it was seconded by *George Beckham* the motion passed with _0_ abstentions.

Open Discussion from Engineer and the Public:

Zoning Inspector Patricia Ryan Richfield Township states that they would like to table this item as there are a lot of ravines and slippage.
County Engineer Joe Paradise would also like to request that the geotechnical report detail solutions as the ravine goes down and out. This is requested so there are no future issues should the build receive approval.
If a geotechnical reports is completed they would like a real-person report from whom someone actually identifies and prepares solutuions.

The motion for Item#1 Old Business to table for the purpose of conducting a geological survey was approved with no abstentions.

2. Rezoning – Springfield Township – From O-R to I-1 this will allow for offices or research facilities in the I-1 district.
The change will eliminate the need for variances for the existing businesses as they expand. This will allow the Zoning Department to require more stringent enforcement of screening and landscaping requirements.

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David			X		
Mavrides, Allen	X		X		
Reville, Rich			X		
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

The applicant nor Springfield township were present in reference to this item, Chair Mavrides moves to table the item as this is the third (2nd) time that the applicant nor Springfield township were not present.

Motion
Allen Mavrides made a motion to move the motion for Item#2 Rezoning to end of new business to give the applicant and Springfield township time to appear at meeting motioned that the item be moved to the end of the agenda and also if the applicant or Springfield township not appear to the meeting to table it so that there will be no vote for the second time at end of meeting it was seconded by *Jason Segedy* the motion passed with _0_ abstentions.

New Business

1. **Item # 1 - Pamer Estate – Lot Split and Variance – Coventry Township**
   a. **Frontage Variance – Coventry Township** – Applicant is requesting a variance from Subdivision Regulation 1105.05 (e) Access to Public Streets "Unless otherwise permitted herein, the subdividing of land whether as a Major or Minor Subdivisions, shall provide each lot with a minimum of thirty (30) feet of continuous frontage on a dedicated Street. Access to public streets shall comply with the Access Management Manuel." The applicant is proposing to split a parcel into three parcels, with two parcels having no frontage on a dedicated street.
   b. **Lot Split – Coventry Township** – The Applicant is requesting to split parcel 1909349 into three lots, to split a 7.3 parcel to 2.85 acres, 2.48 acres and 1.94 acres.

      The variance request is that the two parcels to be exempt from subdividing of land (set plans included in packet).

Questions in reference to variance:
On the one public street, Hilltop Drive is the north to south
This street is a huge flaglot to the lot.
Coventry Township was present at the meeting to explain that there is a home that shares the driveway of this lot.

Open Discussion from the Public:
Bishop Rod Pamer of Apostolic Church of Barberton was present in reference to the variance of the property in question. States that the church bought the property in 1967 and built the first building in 1972 by his father who was the Senior Pastor at the time and then built a house in 1996 which is the home adjoining the property in question.
The reasoning for the variance was that the property owner passed in October 2021, and it was inherited by the executors (the children). They decided as a family to divided the 7.3 acres into 3 with the center lot for original home that is on the property (sold to neice and her husband) a granddaughter who would like to build a home as well on that lot and the other two lots they would like to build two homes on each lot for other family members. While it is a private drive it is well maintained, $44K was paid by the family to repave the drive which makes it look like a street.
The drive that is in question and the lots in question are current being used by community which make it look like a public street, but it is a private drive that are to be used by persons in that private sector.

Letters of recommendation on file and received to the Chair Mavrides from:

- Board of Zoning of Coventry
- Coventry Police Department
- Summit County Sheriff's Department

County Engineer had no comment at this time.

Steve Pernesky representative from Buckingham, Doolittle & Burroughs lawfirm, states would like to discuss legal issues of this variance. Went over the details of the estate and who utilizes the properties.

Atty Pernesky provided an Agreement to Provide Reciprocal Easement which means that in case of an emergency the police/fire/emergency response would not have any issues finding all parties. Should this be approved all parties will go into a provide easement agreement where all parties are liable for the cost of repair and will have access to that drive.
He spoke in reference to a familiar parcel property in Green that has the same type of easement agreement in place with Don Schultz #54237590 (Driveway easement) at this time there was a stream that the drive had to run over and there was no issue with splitting the lot. He states that there is already a family member living on the this parcel and any future use should not be an issue.
The documents provided by the planning department was with the burden fire and safety which is stated to not pose an issue.
Atty Pernesky is asking on behalf of the applicant request to approve the variance and allow the lot splits and allow the lots to be created without the frontage and will welcome conditioning on the easement of access.

Questions:
Q: If the 2 homes are built how many total parties would there be?
A: Atty Pernesky states, All parties of the Pamer family has signed the Agreement to Provide Reciprocal Easement
Q: Does the conditions of the easement link to the property deed, if the house changed hands in the future or would it be a change of hand for the next owner?
A: Atty Pernesky states, It would be recorded at any time ownership changes hand.
Q: Could you please explain the 30 feet of drive? Does the neighbor on this lot still utilize this enterance?
A: Atty Pernesky stated, Neighbors Mr. Martin and Mr. Babbich both have frontage and access to the drive currently as well as the owners of the parcel. Mr. Babbich currently does not use the drive as he has his own frontage.

Concerns:
If this variance is approved, one of the conditions that the planning commission would like to see, if more house pop up in years time on this parcel, that the variance becomes a public road as access does not remain a private road any longer.
Chair Mavrides addressed the Commission states that the township has already approved this and as long as we as the Commission has nothing to do with this. If it is approved he would like to see any subcontract included in there as we are just looking at a plan what the family decides is strictly up to them.
The family has been in close contact with Craig Davis Summit County Health Department in reference to the septic system, also has a report from Todd Houser.
Joe Paradise County Engineer, agreed with Mr. Snell, states that he also has concerns as he feels as though if the church was offered funds they would sell as then this parcel would populate and the building of more homes would become an issue.
He states that he would prefer to see a public roadway instead of the splitting of the lots.
Stephen Knittle states, it was stated that there is also other Riparian setbacks due to slope on this property as there is an additional 25 to 75 feet in the rear of the home by the septic that is located on the property (Stpehanie Diebold reported).
There would be no issues with the development of the lot as long as they stay well away from the Riparian setback.
At this time the Riparian setback does not come into play until a site plan of development is in place for the variance.
Q: @ SKnittle: From a strictly planning theory standpoint, what are the problems that having a provision in our development code that prevents having isolated lots that do not open on a public street? What problems are we trying to avoid by having that provision?
A: Stephen Knittle reports, the main issue is ease of access for property owners, neighbors, and first responders. It would have to come to the owners and the neighbors agreeing to the provision set in place.
If the current variance be granted and a future lot split take place it would have to be brought upon the commission for approval, but at this time the variance is about ***Item # 1 - Pamer Estate – Lot Split and Variance – Coventry Township.***

1a.
SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George					X
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich				X	
Segedy, Jason		X	X		
Snell, Jeff				X	
Stoiber, Dennis				X	
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

David Kline made a motion to approve the **Pamer Estate – Lot Split and Variance – Coventry Township** and it was seconded by *Jason Segedy* the motion passed with _1_ abstentions.

1b.
SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George					X
Kline, David	X		X		
Mavrides, Allen		X	X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

David Kline made a motion to approve the **Pamer Estate – Lot Split and Variance** and it was seconded by *Allen Mavrides* the motion passed with _1_ abstentions.

Item # 2 – Heritage Centre Replat – Copley Township – Creating Sublot A-R3 (2.3716 acres) and A-R4 (1.1632
acres) from Sublot A-R2.

SCPC ACTION:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason	X		X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert		X	X		
Open Seat					
Open Seat					
Open Seat					

Motion

Jason Segedy made a motion to approve the **Heritage Centre Replat – Copley Township** and it was seconded by *Robert Terry* the motion passed with _0_ abstentions.

Item # 3 – Map Amendment – Heritage Centre - Copley Township - Rezone 2.3716 Acres of Parcel 1702658 Land Area: 3.53 Acres Current Zoning: PDD-Business/Office/Community, Regional, Convenience Retail, Personal Services Proposed Zoning: PDD-Residential High Density 22 Units Per Acres

SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David		X	X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

Dennis Stoiber made a motion to approve the **Map Amendment – Heritage Centre- Copley Township** and it was seconded by *David Kline* the motion passed with __0_ abstentions.

Item # 4 – Text Amendment – Northfield Center Township – Performance Bonds Chapter 530 – Proposal to add new definition of Performance Bond, and to add language to Chapter 530 "Board of Zoning Appeals" about Performance Bonds.

SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David	X		X		
Mavrides, Allen			X		
Reville, Rich					X
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis			X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

David Kline made a motion to approve the **Text Amendment – Northfield Center Township** and it was seconded by *Jason Segedy* the motion passed with _1_ abstentions.

Item # 5 – Text Amendment – Northfield Center Township – Chapter 351 Business-Residential District –

Proposal to add new chapter, Chapter 351 Business-Residential District, to the Northfield Center Township Zoning Resolution. To provide a Business-Residential District (B-R) that allows professional, administrative, and executive offices that are compatible with residential uses, and which serve as transitional areas between more intensive land uses such as major thoroughfares and/or commercial districts, and less intensive uses such as single-family residential developments.

SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich					X
Segedy, Jason		X	X		
Snell, Jeff			X		
Stoiber, Dennis	X		X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

Dennis Stoiber made a motion to approve the **Text Amendment – Northfield Center Township** and it was seconded by *Jason Segedy* the motion passed with _1_ abstentions.

Item # 6 – Text Amendment – Twinsburg Township – Chapter 12 Interchange Mixed Use District- proposal to add certain single family residential uses as permitted uses in the Interchange Mixed Use (IMU) District.

SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff		X	X		
Stoiber, Dennis	X		X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

Dennis Stoiber made a motion to approve the **Text Amendment – Twinsburg Township – Chapter 12 Interchange Mixed Use District** and it was seconded by *Jeff Snell* the motion passed with _0_ abstentions.

Item # 7 – Kings Creek Riparian Variance – Richfield Township – The applicant is requesting a variance to allow for up to 44 feet of encroachment, (less than 0.25 acres) for the construction of a house.

SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason	X		X		
Snell, Jeff			X		
Stoiber, Dennis		X	X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

Jason Segedy made a motion to table upon applicants request the **Kings Creek Riparian Variance – Richfield Township** and it was seconded by *Dennis Stoiber* the motion passed with _0_ abstentions.

*****Comments:***

Applicant made a request for table, to then look at wetlands on the site in question upon returning to the planning commission.

Item # 8 – Text Amendment – Section 29 Lighting– Coventry Township

Proposal to amendment of Section 29 Lighting to regulate outdoor lighting in order to reduce or prevent light pollution and to minimize lighting impacts on surrounding properties.

SCPC Action:

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George					X
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff			X		
Stoiber, Dennis		X	X		
Terry, Robert	X		X		
Open Seat					
Open Seat					
Open Seat					

Motion

Robert Terry made a motion to approve the **Text Amendment – Section 29 Lighting– Coventry Township** with due consideration to Summit County Engineers comments and it was seconded by *Dennis Stoiber* the motion passed with _1__ abstentions.

*****Comments:***

SCE Joe Paradise, to add language that the section is for business/commercial business only.

E. Report from Assistant Director **Dennis Tubbs**

F. Comments from Public **Chair Mavrides**

-No comments from the Public

G. Comments from Commission Members **Chair Mavrides**

-No comments from Commission Members

H. Other

1. Legal Update **Matz**

-No Legal Update

I. Adjournment **Chair Mavrides**

SCPC Action: Approval to Adjourn

SCPC Member	Motion	Second	Yea	Nay	Abstain
Beckham, George			X		
Kline, David			X		
Mavrides, Allen			X		
Reville, Rich			X		
Segedy, Jason			X		
Snell, Jeff		X	X		
Stoiber, Dennis	X		X		
Terry, Robert			X		
Open Seat					
Open Seat					
Open Seat					

Motion

Dennis Stoiber made a motion to adjourn, and it was seconded by *Jeff Snell* the motion passed to adjourn meeting with _0_ abstentions.

These minutes were prepared by Stephen Knittle and represent the writer's best recollection of the items discussed.

Recorded by: Tazena Long, Administrative Assistant
June 23, 2022

Planning Commission
Riparian Variance
Lot 21 Kings Ridge Dr.
Richfield Township

EXECUTIVE SUMMARY

The site is located in Richfield Township along Kings Ridge Rd, PN 4802421. The applicant is proposing to build a house which would encroach upon the riparian setback. Per the applicant: There is a stream with a 50 foot Riparian Setback that takes up 82% of the allowed buildable area.

Staff recommends **DISAPPROVAL**.

Item No.: Old Business Item #1	**Parcel No.:** 4802421
Meeting: July 28, 2022	**Area:** 2.349 acres
Owner: Daniel and Mindy Delfino	**Council District:** **District 1**
	Processor: Stephen Knittel

Proposal: The applicant is proposing to build a house which would encroach upon the riparian setback. Per the applicant: There is a stream with a 50 foot Riparian Setback that takes up 82% of the allowed buildable area.

Agency Comments: *Italicized text* indicates quotations from submitted agency comments.

SWCD: Sasha Mikheidze, 5/10/2022:

We cannot support a variance being granted in this case. They are proposing significant impacts to the riparian setback and it also appears as though they wish to place the septic system within the setback as well. This office does not support the granting of a variance for this project as it is proposed.

Per the applicant:

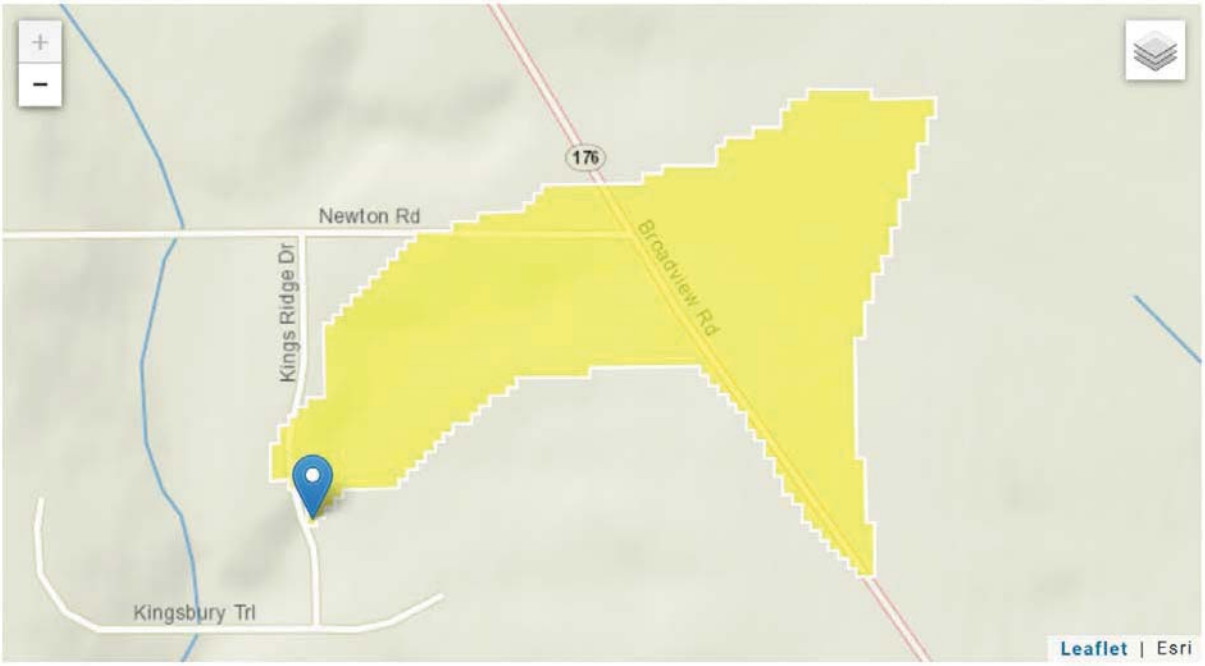
- There is a stream with a 50 foot Riparian Setback that takes up 82% of the allowed buildable area.
- When applying the front yard setback and riparian setback, less that 30' buildable depth remains to construct a house, which makes the lot unbuildable. Additionally, over 82% of the area within the building setbacks is taken up by the Riparian Setback area.
- Affect on stream and riparian area will be minimal. A small percentage of the total stream riparian area will be affected (Less than 0.25 acres) by new construction. Additional area east of the stream outside the riparian setback be undisturbed (0.35 acres). Sediment controls will be used during construction.

- This parcel has been on the market for a long time, so a number of options have been explored with no success. It should be noted that a 15' front yard setback variance is also being proposed to minimize the impact to the riparian setback.

Recommendation: SCPC Staff defers to Summit SWCD Staff's recommendation for the Variance to be **DISAPRROVED.**

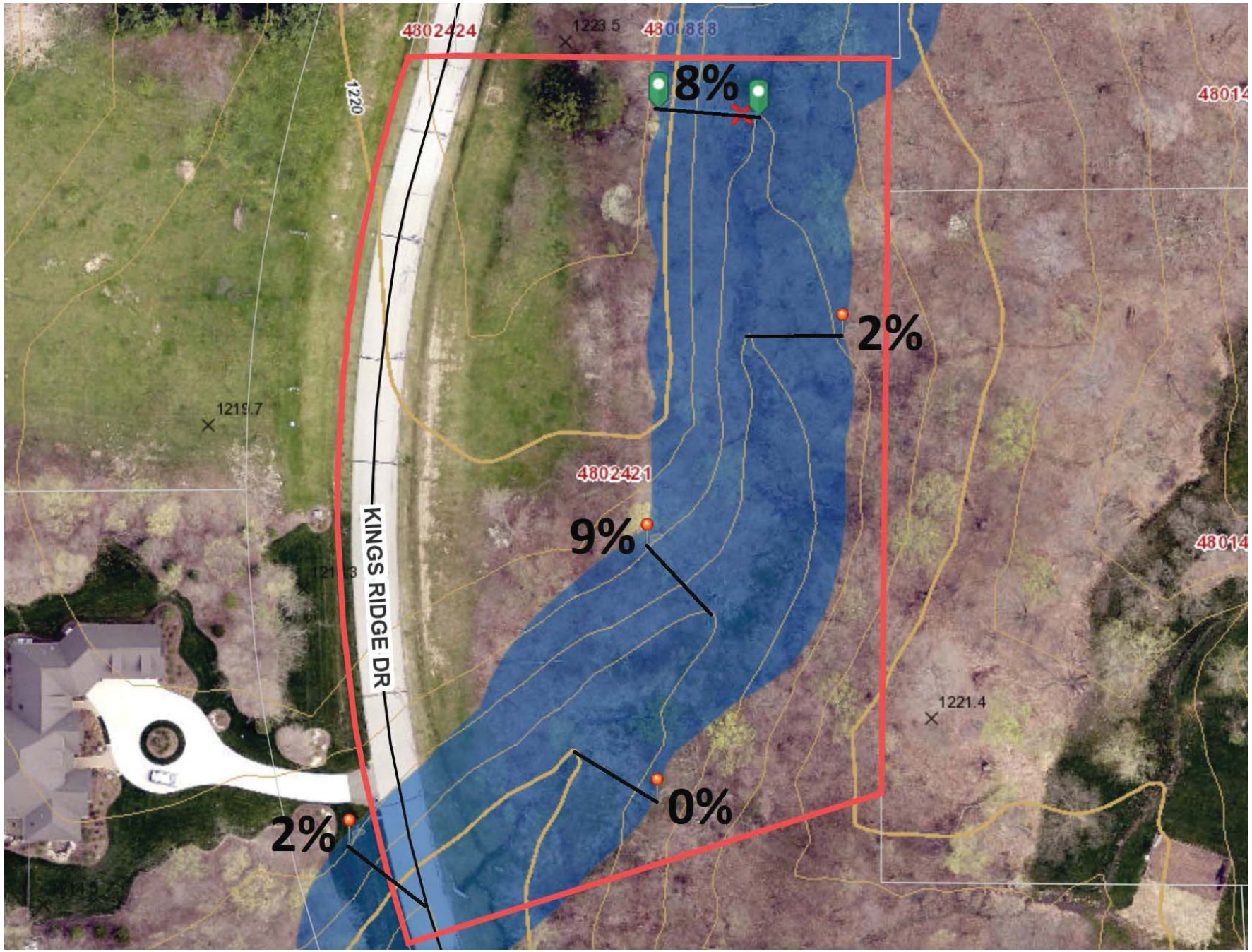
StreamStats Report

Region ID:	OH
Workspace ID:	OH20220510121108621000
Clicked Point (Latitude, Longitude):	41.25857, -81.67672
Time:	2022-05-10 08:11:35 -0400



Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.0668	square miles


4802424
1223.5
8%
2%
4802421
9%
KINGS RIDGE DR
1221.4
0%
2%

County of Summit,
Ilene Shapiro,
Executive

APPENDIX E

Variance Application

Department of Community and Economic Development
Ohio Building - Suite 207 - 175 S. Main St. - Akron, OH 44308

APPLICANT INFORMATION

Applicant: Neff and Associates (Brian Uhlenbrock)
Address: 6405 York Rd. Parma Heights, Ohio 44130
Phone: 440-884-3100
Email: buhlen@neff-assoc.com

OWNER INFORMATION

Owner: Daniel Delfino & Mindy E. Delfino
Address:
Phone:
Email: dandelfino@icloud.com

SITE INFORMATION

Name of Subdivision
or Address: Lot 21 Kings Ridge Dr.
Location: 41.259334, -81.676382
Parcel No.'s: 4802421
Creating Sublots:
Acreage: 2.349 Acres
Water Provider: Well
Septic or Central Sewer Provider: Septic

FILING FEES

Variance Fees	**$300.00 per Variance Request**

VARIANCE INFORMATION

Nature of Subdivision regulation Variance required: (Describe generally the nature of the variance.)
A 50' riparian setback is required, where an encroachment of up to 44' is being requested.

Provide the specific Subdivision Regulation from which a variance is requested:
Article:
Title 7
Section:
Section 937.05 (C)

JUSTIFICATION OF VARIANCE:

Applicant shall provide written justification for the requested variance by responding to the following questions.

1. Are there exceptional topographic of other physical conditions peculiar to this particular parcel or land? If so, please explain.

There is a stream with a 50 foot Riparian Setback that takes up 82% of the allowed buildable area.

2. What is the unnecessary hardship which will result from a literal enforcement of the Subdivision Regulation owing to the special conditions set for in subparagraph (1.) herein?

When applying the front yard setback and riparian setback, less that 30' buildable depth remains to construct a house, which makes the lot unbuildable. Additionally, over 82% of the area within the building setbacks is taken up by the Riparian Setback area.

3. Did the special conditions specified in subparagraph (1.) result from previous actions by the applicant? Please explain.

No, the subdivision Plat was recorded in 2002 close to the same time the riparian setback ordinance was adopted

4. Explain whether the variance requested is substantial.

The variance will be minimal considering the entire stream watershed. Additionally, the proposed encroachment is only 18% of the total preserved riparian area on the property.

5. Explain whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The essential character of the neighborhood will not substantially altered, and the adjoining property will be buffered by existing trees on and off site.

6. Will the variance adversely affect the delivery of governmental services, including but not limited to, access by fire fighting apparatus, law enforcement vehicles, ambulance and emergency vehicles and similar services relative to ingress and egress to the affected site and adjacent land?

The variance will not impact governmental services.

7. Explain whether the Subdivision Regulation was in effect at time of acquisition of the property by the applicant and whether the applicant purchased the property with the knowledge of the Regulation.

Neff & Associates is familiar with the County Zoning Code and made the owner aware after initial code review was completed and recommended the variance request. This parcel has been on the market for a long time, so a number of options have been explored with no success.

8. Explain whether the applicant's predicament can be feasibly solved through some method other than a variance.

Other methods and variances have been explored, and this variance was determined to be the best solution.

9. Explain how the variance from the Subdivision Regulations will not be contrary to the public interest.

The intent is to assure the streams and their banks are maintained and protected from erosion. Considering the entire watershed, this encroachment is minimal and proper erosions control measures will be employed during and post construction to assure stream is protected.

10. Explain how the spirit and intent behind the Subdivision Regulations will be observed if the variance is granted.

This variance will minimally diverge from the spirit and intent behind the Subdivision Regulations, and will mostly go unnoticed as a divation form the Subdivision Regulations.

11. Explain how the requested variance is the minimum variance to the Subdivision Regulations that will allow for a reasonable division of land.

N/A, lot is already created, no division of land being proposed.

ACTION OF THE SUMMIT COUNTY PLANNING COMMISSION SHOULD BE SENT TO:

Name Neff and Associates, attn: Brian Uhlenbrock

Address 6405 York Rd. Parma Heights, Ohio 44130

Phone 440-884-3100

Email buhlen@neff-assoc.com

Respectfully submitted this 26 day of April, 2022

I certify that all information contained in this application and its supplements are true and correct.

B. M. Uhlenbrock 04/26/2022

Applicant's or Authorized Representative's Signature Date

Fee Amount Paid:	Date Application Received:
Number of Lots:	Staff:

APPLICATION FOR RESIDENTIAL VARIANCE WITHIN RIPARIAN SETBACK
SUMMIT COUNTY, OHIO

This form shall be completed by the applicant and submitted at least fifteen (15) days prior to a regularly scheduled Summit County Planning Commission meeting. A variance review fee of $350.00 (made payable to the **Summit SWCD**) must accompany application. If you have questions or need assistance while filling out this application, please call the **Summit SWCD** at 330-929-2871. (Type or print)

Applicant: Neff & Associates (Brian Uhlenbrock)

Street Address: 6405 York Rd

City, Village, or Township: Parma Heights, Ohio Zip Code: 44130

Phone: 440-884-3100 FAX: N/A Email: buhlen@neff-assoc.com

Location of property: 41.259334, -81.676382

Parcel number (s): 4802421

Stream name (if unnamed, nearest named stream it flows into): Kings Creek

Owner of property: Daniel Delfino & Mindy E. Delfino

Street Address: 1051 River Woods Drive

City, Village, or Township: Hinkley, Ohio Zip Code: 44233

Phone: FAX: Email: dandelfino@icloud.com

Give a brief description of the nature of the variance:

Section 937.05 (C) requires a 50' riparian setback, where an encroachment of up to 44' is being requested.

JUSTIFICATION OF VARIANCE:
Written justification for the requested variance shall be made. Responses to the following questions shall be provided.

1. How far is the proposed project (i.e., construction of any buildings, decks, roads or utilities) from the stream? 10 (feet)

2. Explain how the stream and riparian area may be affected by this variance.

Affect on stream and riparian area will be minimal. A small percentage of the total stream riparian area will be affected (Less than 0.25 acres) by new construction. Additional area east of the stream outside the riparian setback be undistured (0.35 acres). Sediment controls will be used during construction.

3. Explain how the properties upstream and downstream from you may be affected:
There will be minimal to no affect to upstream and downstream properties.

4. Explain how the variance from the Riparian Setback Ordinance will not be contrary to the public interest:
The variance will predominantly go unnoticed by the public, therefore will not impact public interest. Additionally proper erosion control practices employed during and after construction will mitigate any potential negative environmental affects.

5. Explain whether the variance requested is substantial.
The variance will be minimal considering the entire stream watershed. Additionally, the proposed encroachment is only 18% of the total preserved riparian area on the property.

6. Are there exceptional topographic or other physical conditions peculiar to this particular parcel or land?

Yes	No	Land feature
___	x	Steep slopes (ravines with slopes too steep to build upon)
___	x	Wetlands (characterized by soils that remain wet, support typical “wetland” vegetation)
___	x	Floodplain (areas adjacent to stream or river where floodwaters leave deposits.)

If answer is “yes” to any above, please explain.

7. Please explain the practical difficulties or unnecessary hardship which will result from a literal enforcement of the Riparian Setback Ordinance?
When applying the front yard setback and riparian setback, less that 30' buildable depth remains to construct a house, which makes the lot unbuildable. Additionally, over 82% of the area within the building setbacks is taken up by the Riparian Setback area.

8. What alternatives to the variance have been explored?
This parcel has been on the market for a long time, so a number of options have been explored with no success. It should be noted that a 15' front yard setback variance is also being proposed to minimize the impact to the riparian setback.

9. Did you acquire the property before or after May 29, 2002, when the Riparian Setback Ordinance was enacted? Subdivision Plat was recorded in 2002. The lot appeared to work at that time.
How were you made aware of the Riparian Setback Ordinance?
Neff & Associates is familiar with the County Zoning Code and made the owner aware after initial code review was completed and recommended the variance request.

10. Explain how the spirit and intent behind the Riparian Setback Ordinance will be observed if the variance is granted:
The intent is to assure the streams and their banks are maintained and protected from erosion. As mentioned previously, considering the entire watershed, this encroachment is minimal and proper erosions control measures will be employed during and post construction to assure stream is protected.

11. Explain how the requested variance is the minimum variance to the Riparian Ordinance that will allow for a reasonable division of land. (This question pertains only to the creation of new lots).

N/A, lot is already created.

Action of the Summit County Planning Commission should be sent to:

Applicant: Neff and Associates

Address: 6405 York Rd. Parma Heights, Ohio 44130

Respectfully submitted this 26 day of April, 2022

I certify that all information contained in this application and its supplements are true and correct.

B M. Whu

Signature of Applicant or Authorized Representative

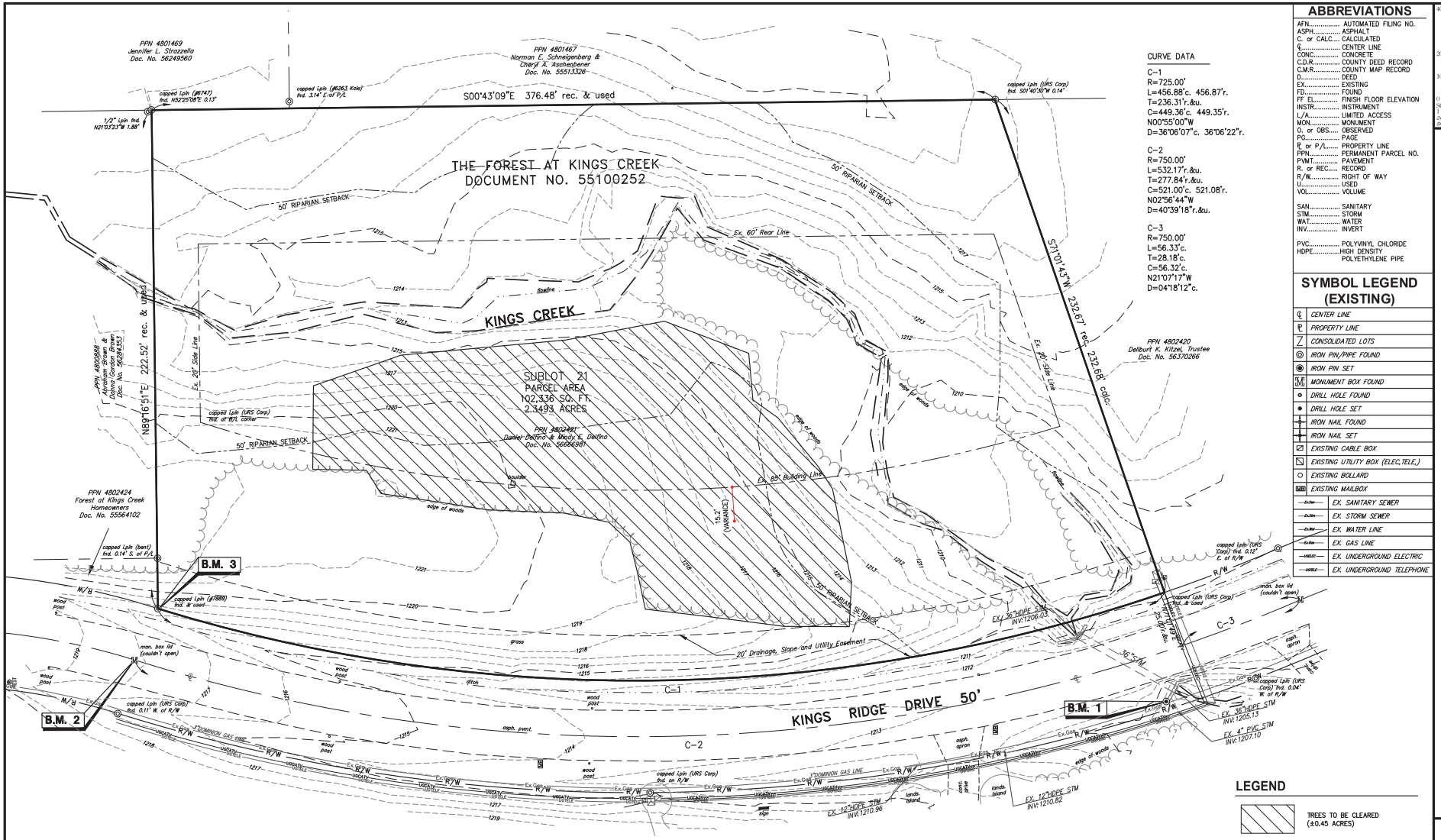
04/26/2022
Date

For Office Use Only

Fee Amount Paid: _____ Date Application Received: _____

Staff: _____

Comments:



CURVE DATA

C-1
R=725.00'
L=456.88'c. 456.87'r.
T=236.31'r.&u.
C=449.36'c. 449.35'r.
N00°55'00"W
D=36°06'07"c. 36°06'22"r.

C-2
R=750.00'
L=532.17'r.&u.
T=277.84'r.&u.
C=521.00'c. 521.08'r.
N02°56'44"W
D=40°39'18"r.&u.

C-3
R=750.00'
L=56.33'c.
T=28.18'c.
C=56.32'c.
N21°07'17"W
D=04°18'12"c.

ABBREVIATIONS

AFN	AUTOMATED FILING NO.
ASPH	ASPHALT
C. or CALC	CALCULATED
℄	CENTER LINE
CONC	CONCRETE
C.D.R	COUNTY DEED RECORD
C.M.R	COUNTY MAP RECORD
D	DEED
EX	EXISTING
FD	FOUND
FF EL	FINISH FLOOR ELEVATION
INSTR	INSTRUMENT
L/A	LIMITED ACCESS
MON	MONUMENT
O. or OBS	OBSERVED
PG	PAGE
ℙ or P/L	PROPERTY LINE
PPN	PERMANENT PARCEL NO.
PVMT	PAVEMENT
R. or REC	RECORD
R/W	RIGHT OF WAY
U	USED
VOL	VOLUME
SAN	SANITARY
STM	STORM
WAT	WATER
INV	INVERT
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE PIPE

SYMBOL LEGEND (EXISTING)

- ℄ CENTER LINE
- ℙ PROPERTY LINE
- CONSOLIDATED LOTS
- IRON PIN/PIPE FOUND
- IRON PIN SET
- MONUMENT BOX FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- IRON NAIL FOUND
- IRON NAIL SET
- EXISTING CABLE BOX
- EXISTING UTILITY BOX (ELEC,TELE,)
- EXISTING BOLLARD
- EXISTING MAILBOX
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE

LEGEND

TREES TO BE CLEARED (±0.45 ACRES)

SCALE: 1 INCH = 20 FEET
24 x 36 SHEETS ONLY
NORTH

SITE TOPOGRAPHIC SURVEY AND DEMOLITION PLAN

DELFINO RESIDENCE - S/L 21 - THE FOREST AT KINGS CREEK
TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT, STATE OF OHIO

BENCH MARKS:	
B.M. #1: DRILL HOLE SET NORTH SIDE TOP OF HEADWALL	ELEV.=1209.78 (NAVD88)
B.M. #2: SOUTH WEST CORNER OF MONUMENT BOX	ELEV.=1218.16 (NAVD88)
B.M. #3: CAPPED IRON PIN AT THE PROPERTY CORNER	ELEV.=1217.60 (NAVD88)
ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED MARCH 16, 2022.	

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Prior to excavation and/or demolition contact:
O.U.P.S. (Ohio Utilities Protection Service).

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
B2074020091-00B
Also call: OGPUPS @ 1-800-925-0988 (Ohio Oil & Gas Underground Protection Service)
-- or dial 8-1-1--

SURVEY CERTIFICATION

3641 Brainard LLC, an Ohio limited liability company
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.
The field work was completed on March 16, 2022.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio

STATE OF OHIO · STEVEN J. METCALF · S-8622 · REGISTERED PROFESSIONAL SURVEYOR

March 30, 2022
Date

REV NO	DATE	DESCRIPTION
	XX/XX/XX	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHK'DBY	JOB NO
14703-C	JWM	BMJ	14703

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
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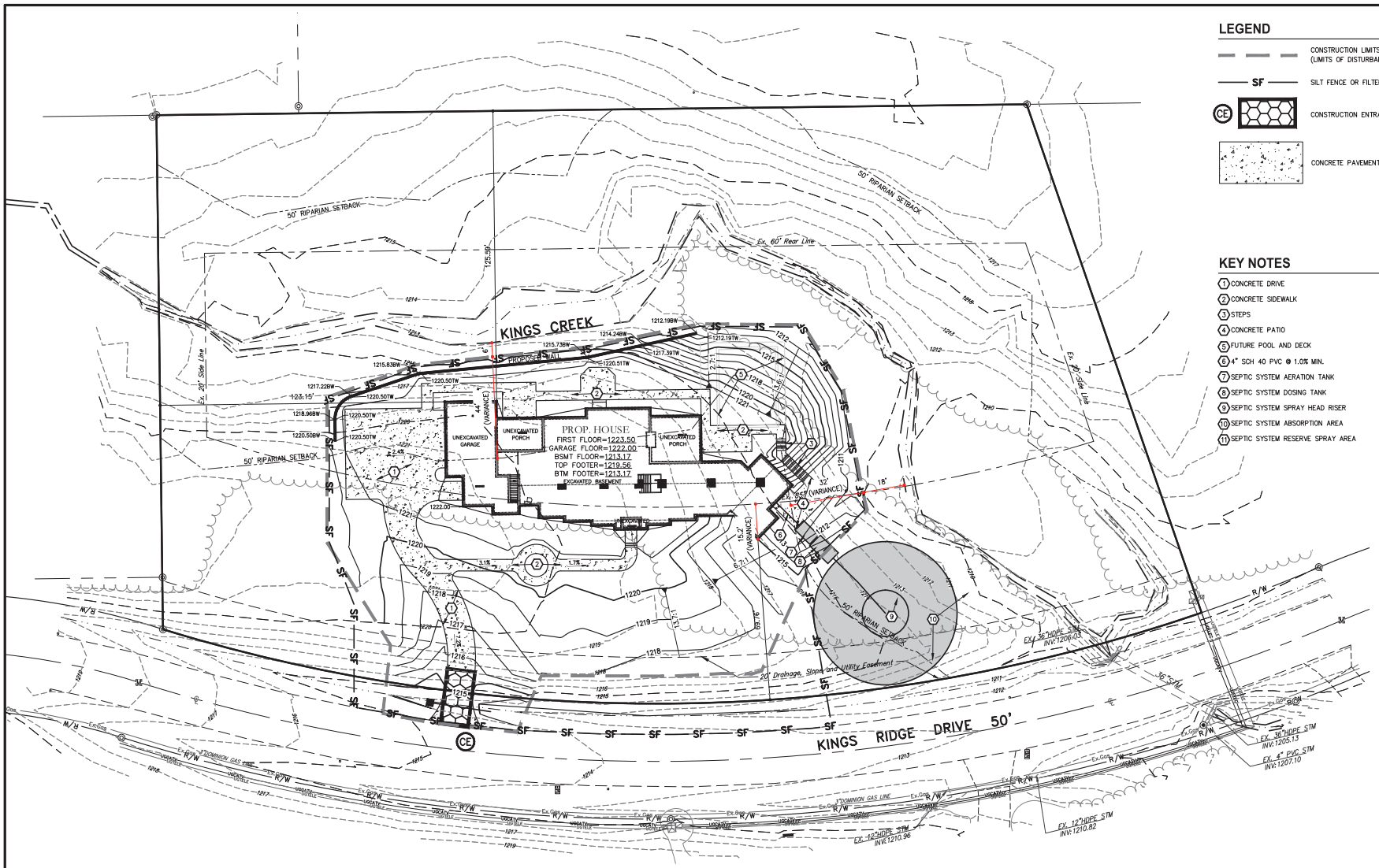
440.845.2900 | 440.845.2904
www.neffassoc.com

SHEET NO.
1 OF 3



LEGEND

- CONSTRUCTION LIMITS (LIMITS OF DISTURBANCE)
- SF — SILT FENCE OR FILTER SOCK
- CE — CONSTRUCTION ENTRANCE
- CONCRETE PAVEMENT

KEY NOTES

1. CONCRETE DRIVE
2. CONCRETE SIDEWALK
3. STEPS
4. CONCRETE PATIO
5. FUTURE POOL AND DECK
6. 4" SCH 40 PVC @ 1.0% MIN.
7. SEPTIC SYSTEM AERATION TANK
8. SEPTIC SYSTEM DOSING TANK
9. SEPTIC SYSTEM SPRAY HEAD RISER
10. SEPTIC SYSTEM ABSORPTION AREA
11. SEPTIC SYSTEM RESERVE SPRAY AREA

ZONING INFORMATION

CURRENT ZONING – RURUAL RESIDENTIAL DISTRICT "R-1"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
402-4(A)	MIN. FRONT YARD DEPTH	85'	*50.73'
402-4(B)	MIN. REAR YARD DEPTH	60'	145.28'
402-4(C)	MIN. SIDE YARD WIDTH (EACH SIDE)	20'	89.51'
937.05(C)	MIN. WIDTH OF RIPARIAN SETBACK	50' ON EACH SIDE (FOR STREAMS DRAINING AN AREA GREATER THAN 0.05 SQUARE MILES AND UP TO 0.5 SQUARE MILES)	*6' MIN

* VARIANCE REQUESTED

NORTH
SCALE: 1 INCH = 20 FEET
24 x 36 SHEETS ONLY

DELFINO RESIDENCE - S/L 21 - THE FOREST AT KINGS CREEK

SITE LAYOUT, GRADING, AND UTILITY PLAN

TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
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www.neffassoc.com

REV NO	DATE	DESCRIPTION
	XX/XX/XX	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHK'DBY	JOB NO
14703-C	JWM	BMU	14703

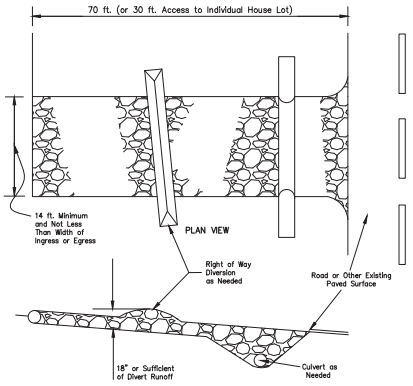
SHEET NO.
1 OF 1

Construction Entrance (CE)

Description

A construction entrance is a stabilized pad of stone underlain with a geotextile and is used to reduce the amount of mud tracked off-site with construction traffic. Located at points of ingress/egress, the practice is used to reduce the amount of mud tracked off-site with construction traffic.

Specifications for Construction Entrance



1. Stone Size – ODOT # 2 (1.5–2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length – The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness – The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width – The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile – A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Geotextile Specifications for Construction Entrances	
Minimum Tensile Strength	200 lbs
Minimum Puncture Strength	80 psi
Minimum Tear Strength	50 lbs
Minimum Burst Strength	320 psi
Minimum Elongation	20%
Equivalent Opening Size	EOS<0.6 mm
Permittivity	$1x10^{-3}$ cm/sec

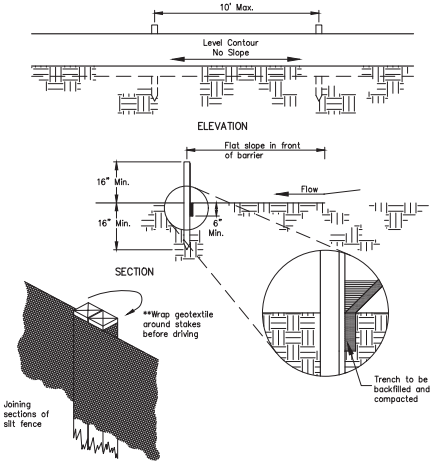
6. Timing – The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert – A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar – A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance – Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal – The entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Silt Fence (SF)

Description

Silt fence is a sediment-trapping practice utilizing a geotextile fence, topography and sometimes vegetation to cause sediment deposition. Silt fence reduces runoff's ability to transport sediment by ponding runoff and dissipating small rills or concentrated flow into uniform sheet flow. Silt fence is used to prevent sediment-laden sheet runoff from entering into downstream creeks and sewer systems.

Specifications for Silt Fence



1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fence should be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequate uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into ground, (see detail).
10. Maintenance – Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
    - Sediment deposits shall be routinely removed when the deposit reaches approximately one-half the height of the silt fence.
    - Silt fences shall be inspected after each rainfall and at least daily during prolonged rainfall. The location of the existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for Silt Fence Materials

1. Fence post – The length shall be a minimum of 32 inches. Wood post will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits, and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

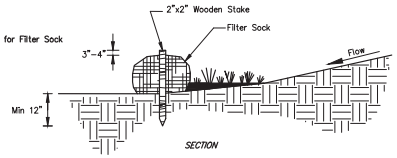
Fabric Properties	Values	Test Method
Minimum Tensile Strength	120 lbs (535 N)	ASTM D4632
Maximum Elongation at 60 lbs	50%	ASTM D4632
Minimum Puncture Strength	50 lbs (220N)	ASTM D4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D4533
Apparent Opening Size	≤ 0.84 mm	ASTM D4751
Minimum Permittivity	$1x10\ 10^{-2}$ sec.$^{-1}$	ASTM D4491
UV Exposure Strength Retention	70%	ASTM D4355

Filter Sock

Description

Filter socks are sediment-trapping devices using compost inserted into a flexible, permeable tube with a pneumatic blower device or equivalent. Filter socks trap sediment by filtering water passing through the berm and allowing water to pond, creating a settling of solids.

Specifications for Filter Sock



1. Materials – Compost used for filter socks shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from ⅜" to 2".
2. Filter Socks shall be 3 or 5 mil continuous, tubular, HDPE ¾" knitted mesh netting material, filled with compost passing the above specifications for compost products.
3. Only 12 inch diameter compost filter socks are to be used.

Installation :

4. Filter socks will be placed on a level line across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 2:1, additional socks shall be provided at the top and as needed midslope.
5. Filter socks intended to be left as a permanent filter or part of the natural landscape, shall be seeded at the time of installation for establishment of permanent vegetation.
6. Filter Socks are not to be used in concentrated flow situations or in runoff channels.

Maintenance:

7. Routinely inspect filter socks after each significant rain, maintaining filter socks in a functional condition at all times.
8. Remove sediments collected at the base of the filter socks when they reach ½ of the exposed height of the practice.
9. Where the filter sock deteriorates or fails, it will be repaired or replaced with a more effective alternative.
10. Removal – Filter socks will be dispersed on site when no longer required in such as way as to facilitate and not obstruct seedings.

DELFINO RESIDENCE - S/L 21 - THE FOREST AT KINGS CREEK

SITE LAYOUT, GRADING, AND UTILITY PLAN

TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT, STATE OF OHIO

NEFF & ASSOCIATES
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6405 York Road | Parma Heights, Ohio 44130
440.845.1122 | Fax: 440.845.1125
www.neffassoc.com

SHEET NO.
3 OF 3

REV NO	DATE	DESCRIPTION
	XX/XX/XX	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHK'DBY	JOB NO
14703-C	JWM	BMU	14703

LEGEND

- RIPARIAN SETBACK
- ENCROACHMENT INTO RIPARIAN SETBACK (0.23 ACRES)
- RIPARIAN SETBACK PRESERVED (1.06 ACRES)
- ADDITIONAL AREA PRESERVED OUTSIDE SETBACK (0.35 ARCEAS)

ZONING INFORMATION

CURRENT ZONING – RURAL RESIDENTIAL DISTRICT "R-1"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
937.05(C)*	MIN. WIDTH OF RIPARIAN SETBACK	50' ON EACH SIDE (FOR STREAMS DRAINING AN AREA GREATER THAN 0.05 SQUARE MILES AND UP TO 0.5 SQUARE MILES)	MIN. 6'

* VARIANCE REQUESTED

SCALE
1 INCH = 20 FEET
22 x 34
SHEETS ONLY

NORTH

THE FOREST AT KINGS CREEK
DOCUMENT NO. 55100252

KINGS CREEK

50' RIPARIAN SETBACK

PROPOSED WALL

Ex. 60' Rear Line

Ex. 20' Side Line

PROP. HOUSE
FIRST FLOOR=1222.50
GARAGE FLOOR=1222.00
BSMT FLOOR=1213.17
TOP FOOTER=1219.56
BTM FOOTER=1213.17
EXCAVATED BASEMENT

UNEXCAVATED GARAGE
UNEXCAVATED PORCH
UNEXCAVATED PORCH

44' (VARIANCE)
32' (VARIANCE)
18'

20' Drainage, Slope and Utility Easement

KINGS RIDGE DRIVE 50'

DOMINION GAS LINE

PRIVATE RESIDENCE - S/L 21 - KINGS RIDGE DRIVE
RIPPARIAN SETBACK - VARIANCE SETBACK
RICHFIELD TOWNSHIP, COUNTY OF SUMMIT, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 Strip Avenue NW, North Canton, Ohio 44720
p 440.896.1928 | f 440.896.1934
www.neff-assoc.com

REV NO	DATE	DESCRIPTION
	04/26/22	COUNTY SUBMITTAL FOR VARIANCE

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14703-C	JWM	BMU	14703

SHEET NO.
1 OF 1

Land Solutions

WETLAND AND WATER RESOURCE DELINEATION REPORT

2.55 Acre (Approximate) Project Area
East of Kings Ridge Drive
Richfield Township, Summit County, Ohio

Prepared For:

Mr. Daniel Delfino
c/o Neff and Associates
6405 York Road
Parma Heights, Ohio 44130

June 20, 2022

Prepared by:

Alexander Kozak

Alexander Kozak
Project Scientist

Prepared and reviewed by:

Cynthia A. Paschke

Cynthia Paschke, M.Ed., Senior PWS
Principal

Prepared by:

Melia DeJongh

Melia DeJongh
Staff Scientist

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Figure 1: Project Location Map
Figure 2: National Wetland Inventory Map
Figure 3: Topographical Map
Figure 4: Soil Survey Map
Figure 5: Aerial Imagery
Figure 6: Field Data Location Map
APPENDIX B: Wetland Determination Data Form
APPENDIX C: Site Photographs

1.0 INTRODUCTION

This wetland and water resource delineation report provides documentation regarding the habitat characteristics and the associated locations at a 2.55-acre (approximate) Property which is located east of Kings Ridge Drive, Richfield Township, Summit County, Ohio (herein referred to as the "Project Area"). The study and report were conducted by Land Solutions, LLC (herein referred to as "Consultant") on behalf of Mr. Daniel Delfino, herein referred to as the "Client". The data collected includes non-wetland areas, as well as wetlands, streams and open water (pond) habitats. The following information outlines the review of the background and existing resource materials, existing site conditions, and results of the field investigation.

2.0 SITE DESCRIPTION

The Project Area is undeveloped and is zoned for residential land use in Richfield Township, Summit County, Ohio. There was previously agricultural fields on the Property. A site location map is included in **Appendix A** as **Figure 1**. The surrounding land use is residential in all directions with large maintained lawns and forested areas.

2.1 Purpose

The purpose of this report is to present the results of a wetland and water resource delineation of areas considered "Waters of the United States (US)" or "Waters of the State of Ohio". Qualified wetland scientists conducted a site visit in order to determine if any wetland areas were present and to mark the boundaries. Additionally, any water resources such as streams or open water areas (ponds) were identified and located.

3.0 METHODS

The on-site routine criteria were utilized as outlined in the *U.S. Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory 1987) in conjunction with the United States Army Corps of Engineers (USACE) *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)* (April 2012). This approach recognizes the three parameters of vegetation, soils, and hydrology to identify and delineate wetlands. Data on soils, vegetation, and hydrology were collected on June 10, 2022, during an on-site investigation conducted by qualified wetland scientists. Additionally, any other water resource features such as streams and open water (pond) areas were identified.

Hydrology was considered present if a minimum of one (1) primary indicator or two (2) secondary indicators were identified. Indicators of wetland hydrology (saturated or inundated soils) along with signs of previous prolonged inundation in the upper 12 inches were measured from the ground surface. Consistent with the 1987 Manual and appropriate the Regional Supplement, the primary and secondary indicators of hydrology during the growing season were also noted at each sampling location.

Dominant species were determined by visually estimating the percent cover of each species within a plot of an approximately 30-foot (ft) radius for trees, 15-ft radius for saplings/shrubs, 5-ft radius for herbs, and a 30-ft radius for woody vines. Species nomenclature and wetland indicator status follows that of the USACE *National Wetland Plant List* (November 2021). Hydrophytic species are those wetland plants with an indicator status of OBL (obligate wetland), FACW (facultative wetland), or FAC (facultative). Species listed as FACU (facultative upland) or UPL (upland) are more indicative of upland areas and generally do not occur in wetlands. All wetland and water resource habitats were classified according to definitions provided by the United States Fish and Wildlife Service (USFWS), and *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al*.* 1979).

Soils were examined by using a sharp-shooter shovel to excavate to a depth of approximately 12 to 20 inches or to refusal based on methods outlined in the National Technical Committee for Hydric Soils (1991). Soil colors were determined using a 2010 Munsell® Soil Color Chart and hydric soils were determined using the Hydric Soils Technical Manual Version 8.2 (2018) when soils were moist or wetted. Redoximorphic concentrations, the apparent accumulation of iron and manganese oxides within the soil profile were noted if observed. Redox depletions where Fe-Mn oxides have been stripped and consist of a low chroma of two (2) or less and a value of four (4) or higher were also noted if observed. These features are usually an indication of periodically, seasonally, or permanently saturated soil conditions (Vepraskas 1994). Indicators of hydric soils characteristics were based on the USDA textures. Hydric soils were considered present if one or more indicators were identified. It should be noted that based on the Hydric Soils Technical Manual Version 8.2 (2018); General Guidance for Using the Indicators, hydric soils criteria are not met when the upper portion of the profile contains a layer of a chroma of 2 or more that is more than 6 inches thick.

3.1 Field Practices and Global Positioning System

At each sample point, data pertaining to vegetation, soils and hydrology were recorded on separate United States Army Corps of Engineers (USACE) wetland determination data forms. Data points were documented via photographs and marked in the field with flagging. If any data point met all three (3) criteria, the wetland was designated with a letter, and the boundaries were delineated using consecutively numbered flagging.

During the site visits, the upland or non-wetland data points, wetland/upland boundaries, and other features within the Project Area were geolocated using Trimble® Global Positioning System (GPS) Geo 7x receiver. GPS Pathfinder Office software was used to improve the accuracy of the collected positions via differential correction. Corrected files were obtained from a local dedicated base station. The acquired data taken with the GPS receiver and post-processed provides locations within sub-meter accuracy. AutoCAD software was used to prepare the field data mapping.

4.0 REVIEW OF BACKROUND RESOURCES AND EXISTING DOCUMENTATION

4.1 National Wetlands Inventory Map

A review of the USFWS National Wetlands Inventory (NWI) map of Broadview Heights, Ohio, shows no wetlands, streams, or other aquatic resources identified within the Project Area. (**Appendix A, Figure 2**). Note that NWI maps were derived from aerial photo interpretation and are designed for general planning purposes only.

4.2 Topography and Drainage

The Project Area is comprised of sloping topography. The site slopes towards its center and southwards. Review of the Broadview Heights, Ohio USGS 7.5-minute Topographic Quadrangle map and the Summit County, Ohio Geographic Information System (GIS) mapping indicate that the existing topography on the site ranges between 1222 to 1210 feet in elevation above National Geodetic Vertical Datum (NGVD). The Project Area generally slopes from north to the south. The portion of the USGS Topographic map showing the Project Area is included in **Appendix A** as **Figure 3.**

The majority of the surficial drainage on-site is generally conveyed in a southerly direction towards unnamed tributaries of the East Branch of the Rocky River, located south of the Project Area. Before draining into the East Branch of the Rocky, the watershed of the unnamed tributaries watershed drains a total of 1.87 square miles of Summit and Medina Counties. The East Branch of the Rocky originates in Cuyahoga County and is designated by the 8-digit Hydrologic Unit Code (HUC) 04110001.

4.3 Soil Survey

The Soil Survey of Summit County, Ohio (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx) and Summit County GIS indicates four (4) soils mapped within the Project Area and includes: Orrville silt loam (Or); Rittman silt loam, 6 to 12% slopes, eroded slopes (RsC2); Rittman silt loam, 2 to 6% slopes (RsB); and Wadsworth silt loam, 2 to 6% slopes (WaB). The Summit County GIS Map showing the soils is provided as **Appendix A, Figure 4**. RsB and RsC2 are moderately well drained. Summit County Natural Resource Conservation Service (NRCS) considers these soils to be non-hydric. WaB and Or are considered somewhat poorly drained soils. The Summit County NRCS designates these soils as non-hydric with hydric inclusions. No water resources are indicated on the NRCS mapping.

4.4 Aerial Imagery

A review of aerial imagery from Summit GIS (2017) and the Ohio Department of Administration (2020) shows the Project Area land use has remained mostly undeveloped and unchanged since 1970. The 1952 aerial imagery shows the site as being mostly forested. This habitat appears to be early successional and is surrounded by farm fields during this time period, suggesting it was previously farmed, but practices were abandoned.

A farm field persisted in the northwestern corner until 1970. One (1) stream is visible in the 1982 and 1994 aerial imagery. Kings Ridge Road was constructed between 2004 and 2006. There are no wetlands or other water features visible from review of the aerial imagery. This may be due to the tree cover obstruction in the imagery. Aerial imagery from OSIP is provided in **Appendix A** as **Figure 5**.

5.0 RESULTS AND DISCUSSION

The Project Area is located within the physiographic region of the Glaciated Allegheny Plateaus, Killbuck-Glaciated Pittsburgh Plateau (Brockman 1998), and the Erie/Ontario Drift Plain, Low Lime Drift Plain Level IV Ecoregion (Woods et. al. Woods 1998). The field investigation was conducted on June 10, 2022. The weather at the time of the investigation was clear with an average temperature of 66° Fahrenheit (F). There was 1.08” of recorded rainfall precipitation in the five days prior to the field visit.

The background resources consistently gindicated evidence of a stream and the potential for wetlands with the soil types.

5.1 Findings of the Field Investigation

Seven (7) data points (designated as “DP1” to “DP7”) were collected within the Project Area. The Field Data Location Map depicting the surveyed data point location, and photograph locations and directions along with wetlands locations is provided in **Appendix A, Figure 6**. Seven (7) data points collected within the Project Area were recorded on a Wetland Determination Data Form provided in **Appendix B**. Site photographs are located in **Appendix C**. Two (2) areas, designated as Wetland A and Wetland B, met all three (3) wetlands criteria. The following descriptions provide a summary of the data points, including the location and characteristics.

Table 1. Data Point Summary

Data Point	Hydrology	Hydrophytic Vegetation	Hydric Soils	Wetland Designation	Photo Number
DP1					1
DP2					2
DP3	X	X	X	Wetland A	3
DP4					4
DP5	X	X	X	Wetland B	5
DP6					6
DP7					7

5.2 Wetlands

Two (2) data points met all three (3) criteria of a wetland and the characteristics are discussed below.

Wetland A

Wetland A was designated as Palustrine Emergent which is consistent with the Cowardin (1979) classification of PEM. This wetland totals 0.31 acres in size. This wetland is located at DP3 in the central and southern portions of the Project Area in the floodplain of Stream 1. The tree stratum consists of *Acer saccharum* (sugar maple). The shrub stratum consists of *Lindera benzoin* (northern spicebush) *and Ligustrum vulgare* (European privet). The dominant herbaceous stratum consists of *Glyceria striata* (fowl mannagrass) and *Impatiens capensis* (jewelweed). Positive primary hydrology indicators of water-stained leaves and hydrogen sulfide odor were present. The hydric soil indicator was met as a depleted matrix (F3).

Wetland B

Wetland B was designated as Palustrine Emergent which is consistent with the Cowardin (1979) classification of PEM. This wetland totals 0.007 acres in size on-site. This wetland is located at DP5 in the northern portion of the Project Area. The tree stratum consists of no plants. The shrub stratum consists of *Rosa multiflora* (rambler rose). The dominant herbaceous stratum consists of *Glyceria striata* (fowl mannagrass), *Impatiens capensis* (jewelweed), and *Persicaria virginiana* (jumpseed). A positive primary hydrology indicator of water-stained leaves was present. The hydric soil indicator was met as a depleted below dark surface (A11).

5.3 Uplands

The remaining portions Project Area consisted of forested uplands. Five (5) data points had no indicators of wetland hydrology, hydrophytic vegetation, or hydric soils observed.

5.4 Streams and Other Waters

One (1) intermittent stream, designated as Stream 1, and one (1) ephemeral stream, designated as Stream 2, were observed in the northeastern portion of the Project Area. Both streams had a defined bed and bank, as well as an Ordinary High-Water Mark (OHWM). The streams generally flowed from north to south.

One (1) drainageway and a roadside ditch were also identified. This investigation determined that drainageway which flowed from Wetland A in a westerly direction lacked a defined bed and bank, and a continuous OHWM. The roadside ditch flowing north to south appeared to be excavated and a maintained feature; and also lacked a defined bed and bank, and a continuous OHWM.

6.0 CONCLUSIONS

There was a total of two (2) wetlands which are PEM wetlands identified within the Project Area. The data points and delineated boundary are shown on the Field Data Location Map (**Appendix A, Figure 6**). A summary of the wetland features and the preliminary jurisdictional status is provided in **Table 2**.

Table 2. Summary of Wetlands

Wetland Designation	Type	Jurisdictional Status	Size (Acres)
Wetland A	PEM	Jurisdictional	0.31
Wetland B	PEM	Jurisdictional	0.007*
		Total	**0.317**

*On-Site

Data on which this report is based are on file with the Consultant. The wetland resources may be regulated under federal or state jurisdiction. No filling or disturbance may occur in jurisdictional areas without verification by the USACE and obtaining a permit prior to activity. The USACE, Buffalo District should be contacted by either the Consultant or the Client before working in any wetlands.

Based on the findings of the field investigation, the Consultant presents the following recommendations for consideration at the Project Area.

1) Submit a copy of this report to the USACE, Buffalo District to have the wetland boundaries and water resources verified and to determine jurisdiction of all of the features. It should be noted that wetlands and streams can be regulated by the federal or state agencies.

2) If the regulated features such as wetlands or streams cannot be avoided, submit and obtain a federal and/or state permit application prior to conducting any impacts.

7.0 DISCLAIMER

The terms “wetlands” and “waters of the United States” and “waters of the State of Ohio” as used in this report are the Consultant’s interpretation of state and federal laws concerning wetlands and water resource identification.

The definition and delineation of wetlands on any specific site are subject to interpretation by various regulatory agencies. The Consultant has, to the best of its ability, accurately delineated any jurisdictional limits based on current regulations and the experience with the regulatory agencies. There is no guarantee that the regulatory agencies involved will agree with those limits. All jurisdictional boundaries are based on the accuracy of the GPS equipment that was used to collect the data.

All mention of regulations and laws are the Consultant’s interpretation of state and federal regulations and/or laws, and should not be taken as legal advice.

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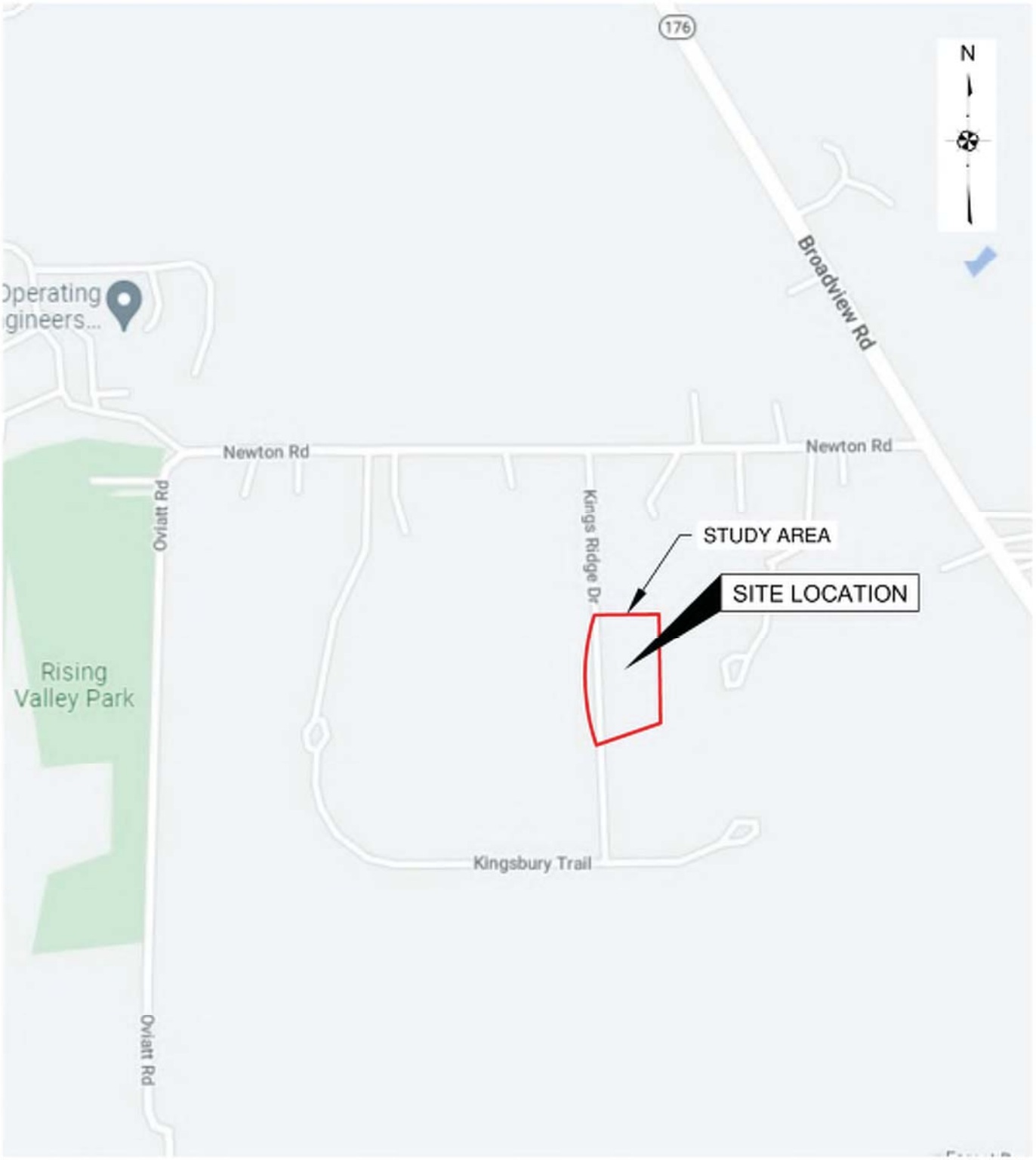
APPENDIX A

FIGURES



0 500

Scale 1"=500'

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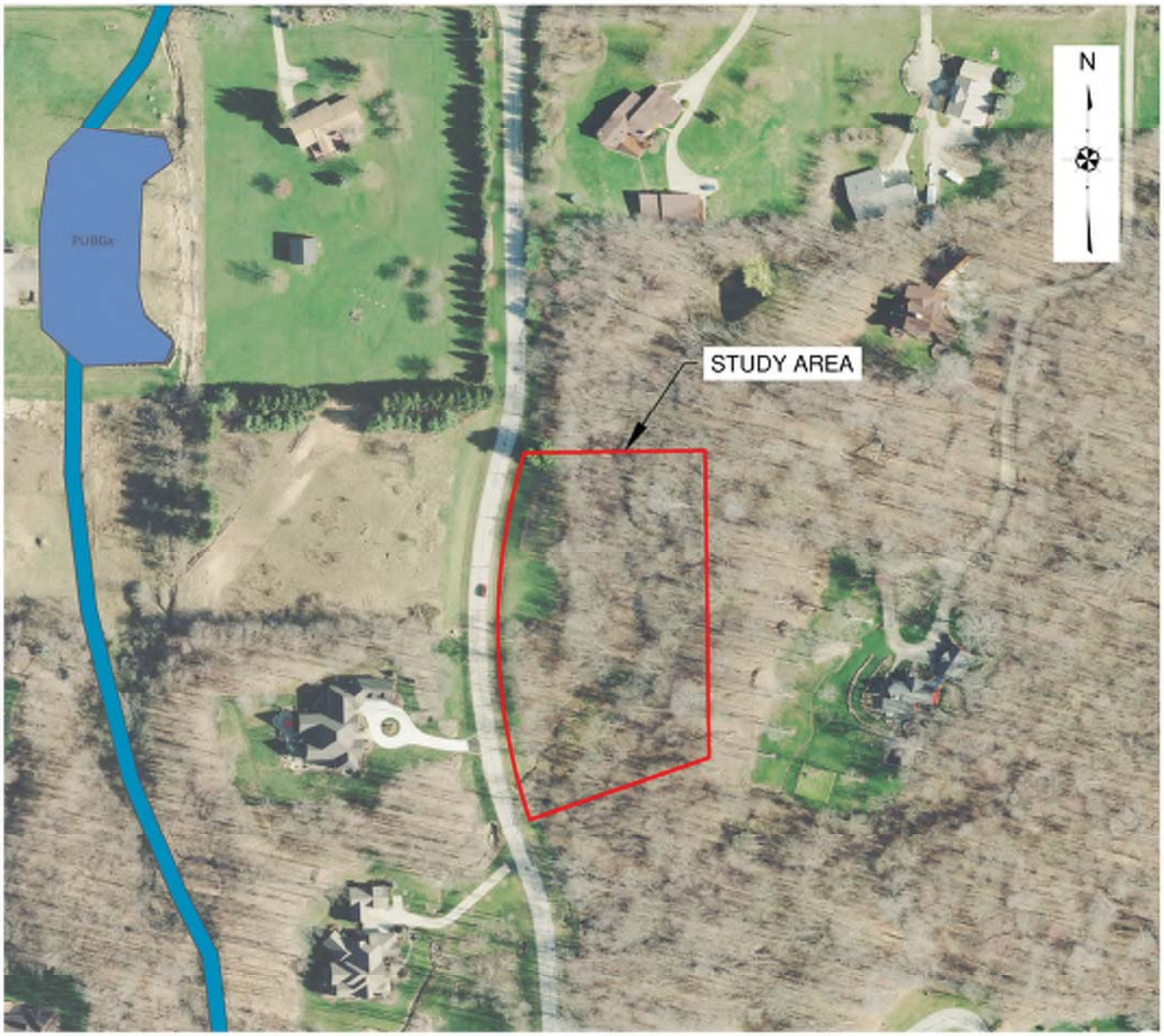
FIGURE 1
SITE LOCATION MAP
DANIEL DELFINO
E. OF KINGS RIDGE DR., RICHFIELD TWP., SUMMIT COUNTY, OHIO

Date: 2022-06-22
Scale: AS SHOWN
Filename: 22028
Drawn by: SRD

L:\2022 PROJECTS\22028 DANIEL DELFINO-CO REIF & ASSOCIATES - SL 21 - E. OF KINGS RIDGE DR - RICHFIELD TWP\MAPPING\CAD\22028-6 FIGURES.DWG

U.S. Fish and Wildlife Service

National Wetlands Inventory



0 200

Scale 1"=200'

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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Willoughby Hills, Ohio 44094

FIGURE 2
NATIONAL WETLANDS INVENTORY MAP
DANIEL DELFINO
E. OF KINGS RIDGE DR., RICHFIELD TWP., SUMMIT COUNTY, OHIO

Date: 2022-06-22
Scale: AS SHOWN
Filename: 22028
Drawn by: SRD

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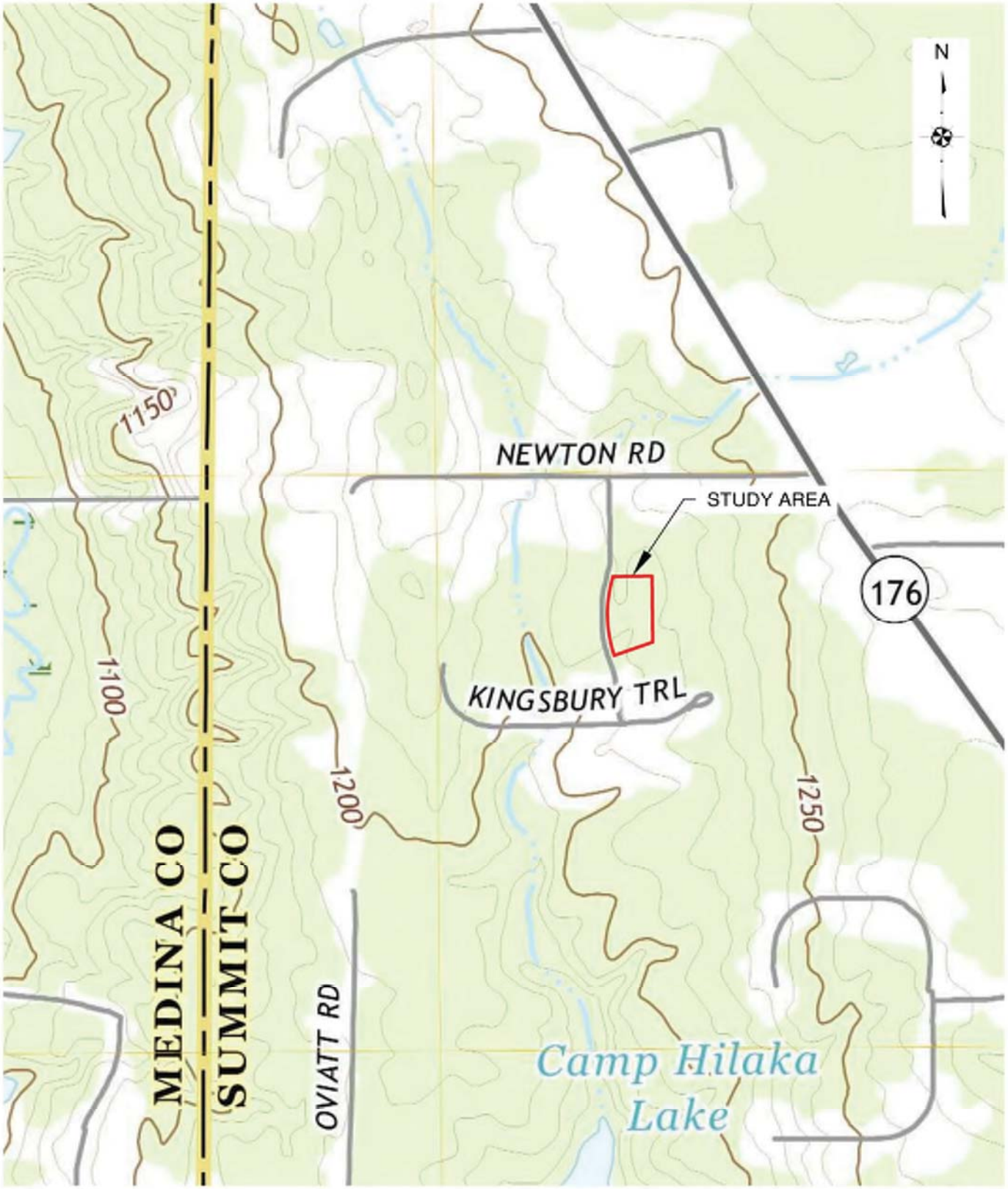

0 800

Scale 1"=800'

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FIGURE 3
USGS TOPOGRAPHIC MAP
DANIEL DELFINO
E. OF KINGS RIDGE DR., RICHFIELD TWP., SUMMIT COUNTY, OHIO

Date: 2022-06-22
Scale: AS SHOWN
Filename: 22028
Drawn by: SRD

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0 75

Scale 1"=75'

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Willoughby Hills, Ohio 44094

FIGURE 4
NRCS SOIL SURVEY MAP
DANIEL DELFINO
E. OF KINGS RIDGE DR., RICHFIELD TWP., SUMMIT COUNTY, OHIO

Date: 2022-06-20
Scale: AS SHOWN
Filename: 22028
Drawn by: SRD

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FIGURE 5
AERIAL PHOTOGRAPH MAP (SID 2015)
DANIEL DELFINO
E. OF KINGS RIDGE DR., RICHFIELD TWP., SUMMIT COUNTY, OHIO

Date: 2022-06-22
Scale: AS SHOWN
Filename: 22028
Drawn by: SRD

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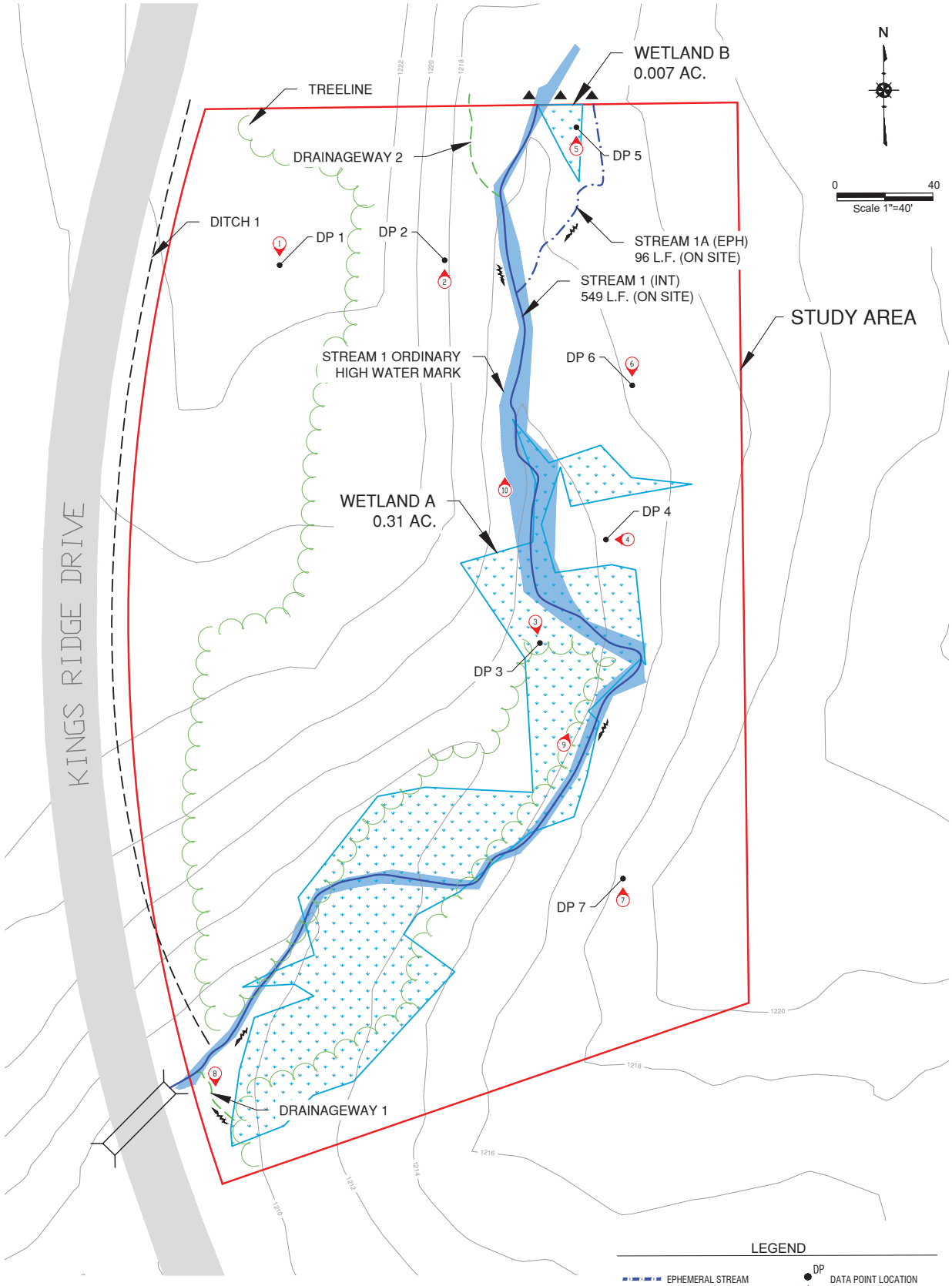

WETLAND A	0.31 AC.
WETLAND B	0.007 AC.
STREAM 1	549 L.F.
STREAM 1A	96 L.F.

NOTE: WETLAND AREAS AND STREAM LENGTHS BASED ON PORTIONS WITHIN THE STUDY AREA

SURVEYED PROPERTY BOUNDARY AND STREAM 1 ORDINARY HIGH WATER MARK PROVIDED BY NEFF & ASSOCIATES

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FIGURE 6
FIELD DATA LOCATION MAP
DANIEL DELFINO
E. OF KINGS RIDGE DR., RICHFIELD TWP., SUMMIT COUNTY, OHIO

Date: 2022-06-21
Scale: AS SHOWN
Filename: 22028
Drawn by: SRB

L:\2022 PROJECTS\22028 DANIEL DELFINO-CO NEFF & ASSOCIATES - SL21 - E. OF KINGS RIDGE DR - RICHFIELD TWP\MAPPING\CAD\22028 6 FIGURES.DWG

APPENDIX B

WETLAND DETERMINATION DATA FORMS

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 22028 Delfino City/County: Richfield, Summit Sampling Date: 2022-06-10

Applicant/Owner: Daniel Delfino State: Ohio Sampling Point: DP1

Investigator(s): Alexander Kozak, Melia DeJongh Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Hill Local relief (concave, convex, none): Convex Slope (%): _____

Subregion (LRR or MLRA): R 139 Lat: 41.259635 Long: -81.676764 Datum: WGS 84

Soil Map Unit Name: WaB Wadsworth silt loam, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

A non-wetland point, located in a herbaceous, lawn habitat and near the northwestern portion of the Project Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No primary or secondary indicators were present; therefore, the hydrology criterion has not been met.

VEGETATION – Use scientific names of plants.

Sampling Point: DP1

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Populus grandidentata	5	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	5%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
		= Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Festuca rubra	45	✓	FACU
2. Taraxacum officinale	3		FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	48%	= Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	53	x 4 =	212
UPL species	0	x 5 =	0
Column Totals:	53 (A)		212 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

The hydrophytic vegetation criterion has not been met.

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 14	10YR 4/3	90	10YR 5/8	10	C	M	Silt Loam	
14 - 20	10YR 5/4	70	10YR 5/8	30	C	M	Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

No positive indication of hydric soils was observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 22028 Delfino City/County: Richfield, Summit Sampling Date: 2022-06-10

Applicant/Owner: Daniel Delfino State: Ohio Sampling Point: DP2

Investigator(s): Alexander Kozak, Melia DeJongh Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): _____

Subregion (LRR or MLRA): R 139 Lat: 41.259659 Long: -81.676557 Datum: WGS 84

Soil Map Unit Name: WaB Wadsworth silt loam, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

A non-wetland point, located in a forested habitat and near the north-central portion of the Project Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No primary or secondary indicators were present; therefore, the hydrology criterion has not been met.

VEGETATION – Use scientific names of plants.

Sampling Point: DP2

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharum	40	✓	FACU
2. Prunus serotina	10		FACU
3. Prunus virginiana	5		FACU
4.			
5.			
6.			
7.			
	55%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Acer saccharum	10	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	10%	= Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Podophyllum peltatum	5	✓	FACU
2. Vitis aestivalis	5	✓	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10%	= Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis aestivalis	10	✓	FACU
2.			
3.			
4.			
	10%	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	85	x 4 =	340
UPL species	0	x 5 =	0
Column Totals:	85 (A)		340 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

The hydrophytic vegetation criterion has not been met.

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 4	10YR 4/3	100					Silt Loam	
4 - 18	10YR 5/6	100					Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

No positive indication of hydric soils was observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 22028 Delfino City/County: Summit County Sampling Date: 2022-06-10

Applicant/Owner: Daniel Delfino State: Ohio Sampling Point: DP3

Investigator(s): Alexander Kozak, Melia DeJongh Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR or MLRA): R 139 Lat: 41.259211 Long: -81.676270 Datum: WGS 84

Soil Map Unit Name: RsB Rittman silt loam, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** Yes ✓ No _____
Hydric Soil Present?	Yes ✓	No _____	If yes, optional Wetland Site ID: Wetland A
Wetland Hydrology Present?	Yes ✓	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

Wetland A, a PEM wetland is located along Stream 1 in the southern and central portions of the Project Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ✓ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ✓ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes ✓ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

A positive indication of wetland hydrology was observed (at least one primary indicator).

VEGETATION – Use scientific names of plants.

Sampling Point: DP3

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharum	10	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	10%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Lindera benzoin	10	✓	FACW
2. Ligustrum vulgare	5	✓	FACU
3.			
4.			
5.			
6.			
7.			
	15%	= Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Glyceria striata	30	✓	OBL
2. Impatiens capensis	15	✓	FACW
3. Persicaria virginiana	10		FAC
4. Onoclea sensibilis	5		FACW
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	60%	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 60 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	30	x 1 =	30
FACW species	30	x 2 =	60
FAC species	10	x 3 =	30
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	85 (A)		180 (B)

Prevalence Index = B/A = 2.12

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

The hydrophytic vegetation criterion has been met.

SOIL

Sampling Point: DP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 20	10YR 3/1	80	5YR 3/4	20			Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** _____

Remarks:

A positive indication of hydric soil was observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 22028 Delfino City/County: Summit County Sampling Date: 2022-06-10

Applicant/Owner: Daniel Delfino State: Ohio Sampling Point: DP4

Investigator(s): Alexander Kozak, Melia DeJongh Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): _____

Subregion (LRR or MLRA): R 139 Lat: 41.259401 Long: -81.676199 Datum: WGS 84

Soil Map Unit Name: WaB - Wadsworth silt loam, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

A non-wetland point, located in a forested habitat and near the central portion of the Project Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No primary or secondary indicators were present; therefore, the hydrology criterion has not been met.

VEGETATION – Use scientific names of plants.

Sampling Point: DP4

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharum	20	✓	FACU
2. Nyssa sylvatica	10	✓	FAC
3. Prunus serotina	10	✓	FACU
4.			
5.			
6.			
7.			
	40%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Acer saccharum	10	✓	FACU
2. Nyssa sylvatica	5	✓	FAC
3.			
4.			
5.			
6.			
7.			
	15%	= Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
		= Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
		= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	15	x 3 =	45
FACU species	40	x 4 =	160
UPL species	0	x 5 =	0
Column Totals:	55 (A)		205 (B)

Prevalence Index = B/A = 3.73

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

The hydrophytic vegetation criterion has not been met.

SOIL

Sampling Point: DP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0 - 18	10YR 3/3	100					Silt Loam	
18 - 22	10YR 3/	100					Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
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[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

No positive indication of hydric soils was observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 22028 Delfino City/County: Summit County Sampling Date: 2022-06-10

Applicant/Owner: Daniel Delfino State: Ohio Sampling Point: DP5

Investigator(s): Alexander Kozak, Melia DeJongh Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): Concave Slope (%): _____

Subregion (LRR or MLRA): R 139 Lat: 41.259822 Long: -81.676278 Datum: WGS 84

Soil Map Unit Name: WaB - Wadsworth silt loam, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No _____	**Is the Sampled Area within a Wetland?** **Yes** ✓ **No** _____
Hydric Soil Present?	Yes ✓	No _____	
Wetland Hydrology Present?	Yes ✓	No _____	If yes, optional Wetland Site ID: Wetland B

Remarks: (Explain alternative procedures here or in a separate report.)

Wetland B, a PEM wetland is located in the northern portion of the Project Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ✓ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? **Yes** ✓ **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

A positive indication of wetland hydrology was observed (at least one primary indicator).

VEGETATION – Use scientific names of plants.

Sampling Point: DP5

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
6.			
7.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Rosa multiflora	15	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	15% = Total Cover		
Herb Stratum (Plot size: 5 ft r)			
1. Impatiens capensis	30	✓	FACW
2. Persicaria virginiana	15	✓	FAC
3. Glyceria striata	7		OBL
4. Geum canadense	5		FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	57% = Total Cover		
Woody Vine Stratum (Plot size: 30 ft r)			
1.			
2.			
3.			
4.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	7	x 1 =	7
FACW species	30	x 2 =	60
FAC species	20	x 3 =	60
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	72 (A)		187 (B)

Prevalence Index = B/A = 2.60

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

✓ 2 - Dominance Test is >50%

✓ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ✓ **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

The hydrophytic vegetation criterion has been met.

SOIL

Sampling Point: DP5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 10	10YR 4/2	100					Clay Loam	
10 - 20	10YR 4/1	60	10YR 5/4	40	C	M	Sandy Clay	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- . Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ✓ **No** _____

Remarks:

Alluvial soil

A positive indication of hydric soil was observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 22028 Delfino City/County: Richfield, Summit Sampling Date: 2022-06-10

Applicant/Owner: Daniel Delfino State: Ohio Sampling Point: DP6

Investigator(s): Alexander Kozak, Melia DeJongh Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): _____

Subregion (LRR or MLRA): R 139 Lat: 41.259669 Long: -81.676169 Datum: WGS 84

Soil Map Unit Name: RsB Rittman silt loam, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

A non-wetland point, located in a forested habitat and near the northeastern portion of the Project Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No primary or secondary indicators were present; therefore, the hydrology criterion has not been met.

VEGETATION – Use scientific names of plants. Sampling Point: DP6

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer saccharum	20	✓	FACU
2. Liriodendron tulipifera	10	✓	FACU
3. Prunus serotina	10	✓	FACU
4.			
5.			
6.			
7.			
	40%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Lindera benzoin	5	✓	FACW
2.			
3.			
4.			
5.			
6.			
7.			
	5%	= Total Cover	
Herb Stratum (Plot size: 5 ft r)			
1. Carya cordiformis	5	✓	FAC
2. Parthenocissus quinquefolia	5	✓	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10%	= Total Cover	
Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis aestivalis	10	✓	FACU
2.			
3.			
4.			
	10%	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 28.6 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	5	x 3 =	15
FACU species	55	x 4 =	220
UPL species	0	x 5 =	0
Column Totals:	65 (A)		245 (B)

Prevalence Index = B/A = 3.77

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

The hydrophytic vegetation criterion has not been met.

SOIL

Sampling Point: DP6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0 - 6	10YR 4/3	100					Silt Loam	
6 - 19	10YR 5/6	100					Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

No positive indication of hydric soils was observed.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 22028 Delfino City/County: Summit County Sampling Date: 2022-06-10

Applicant/Owner: Daniel Delfino State: Ohio Sampling Point: DP7

Investigator(s): Alexander Kozak, Melia DeJongh Section, Township, Range: _____

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): _____

Subregion (LRR or MLRA): R 139 Lat: 41.258925 Long: -81.676239 Datum: WGS 84

Soil Map Unit Name: RsB - Rittman silt loam, 2 to 6 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No ✓	**Is the Sampled Area within a Wetland?** Yes _____ No ✓
Hydric Soil Present?	Yes _____	No ✓	
Wetland Hydrology Present?	Yes _____	No ✓	If yes, optional Wetland Site ID: _____

Remarks: (Explain alternative procedures here or in a separate report.)

A non-wetland point, located in a forested habitat and near the southeastern portion of the Project Area.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Vis ble on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No ✓	Depth (inches): _____
Water Table Present?	Yes _____	No ✓	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No ✓	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No primary or secondary indicators were present; therefore, the hydrology criterion has not been met.

VEGETATION – Use scientific names of plants. Sampling Point: DP7

Tree Stratum (Plot size: 30 ft r)	Absolute % Cover	Dominant Species?	Indicator Status
1. Liriodendron tulipifera	25	✓	FACU
2. Carya ovata	15	✓	FACU
3. Ostrya virginiana	10		FACU
4. Fagus grandifolia	5		FACU
5.			
6.			
7.			
	55%	= Total Cover	

Sapling/Shrub Stratum (Plot size: 15 ft r)			
1. Fagus grandifolia	10	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
	10%	= Total Cover	

Herb Stratum (Plot size: 5 ft r)			
1. Podophyllum peltatum	5	✓	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	5%	= Total Cover	

Woody Vine Stratum (Plot size: 30 ft r)			
1. Vitis aestivalis	10	✓	FACU
2.			
3.			
4.			
	10%	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	80	x 4 =	320
UPL species	0	x 5 =	0
Column Totals:	80 (A)		320 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

The hydrophytic vegetation criterion has not been met.

SOIL

Sampling Point: DP7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0 - 6	10YR 4/3	100					Silt Loam	
6 - 19	10YR 5/6	100					Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** ✓

Remarks:

No positive indication of hydric soils was observed.

APPENDIX C

SITE PHOTOGRAPHS

Photograph 1

View facing south showing the herbaceous lawn habitat at non-wetland data point DP1, located in the northwestern portion of the Project Area.

Photograph 2

View facing north showing the forested habitat at non-wetland data point DP2, located in the northern portion of the Project Area.

Photograph 3

View facing south showing the emergent habitat of Wetland A at data point DP3, located in the central portion of the Project Area.

Photograph 4

View facing west showing the forested habitat at non-wetland data point DP4, located in the east-central portion of the Project Area.

Photograph 5

View facing north showing the emergent habitat of Wetland B at data point DP5, located in the northern portion of the Project Area.

Photograph 6

View facing south showing the forested habitat at non-wetland data point DP6, located in the northeastern portion of the Project Area.

Photograph 7

View facing north showing the forested habitat at non-wetland data point DP7, located in the southeastern portion of the Project Area.

Photograph 8

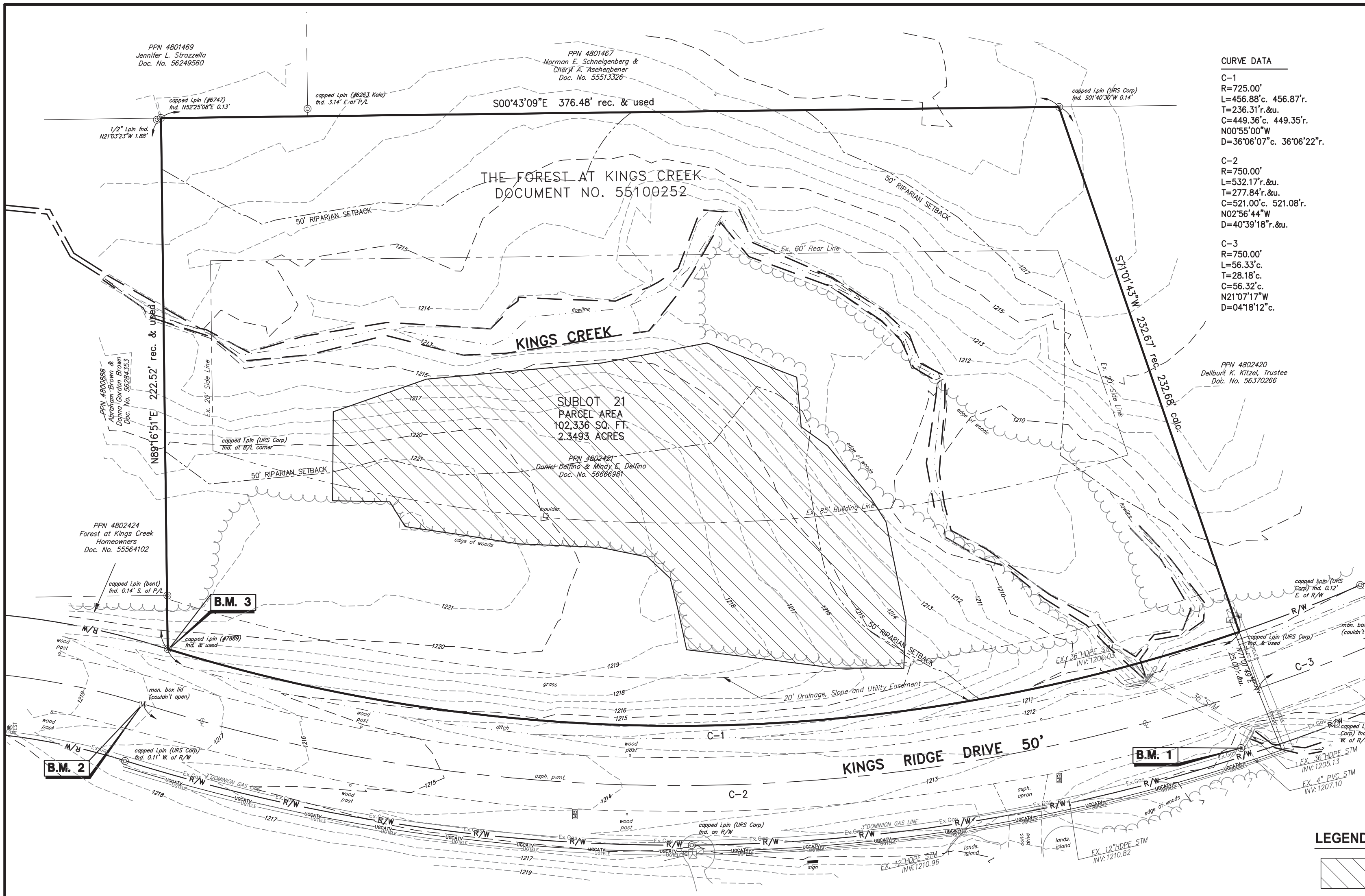
View facing south showing Drainageway 1, located in the southwestern portion of the Project Area.

Photograph 9

View facing north showing Stream 1 flowing through Wetland A in the southern portion of the Project Area.

Photograph 10

View facing north showing Stream 1 flowing through the forested, central portion of the Project Area.



CURVE DATA

C-1
R=725.00'
L=456.88'c. 456.87'r.
T=236.31'r.&u.
C=449.36'c. 449.35'r.
N00°55'00"W
D=36°06'07"c. 36°06'22"r.

C-2
R=750.00'
L=532.17'r.&u.
T=277.84'r.&u.
C=521.00'c. 521.08'r.
N02°56'44"W
D=40°39'18"r.&u.

C-3
R=750.00'
L=56.33'c.
T=28.18'c.
C=56.32'c.
N21°07'17"W
D=04°18'12"c.

ABBREVIATIONS

AFN	AUTOMATED FILING NO.
ASPH.	ASPHALT
C. or CALC.	CALCULATED
℄	CENTER LINE
CONC.	CONCRETE
C.D.R.	COUNTY DEED RECORD
C.M.R.	COUNTY MAP RECORD
D.	DEED
EX.	EXISTING
FD.	FOUND
FF EL.	FINISH FLOOR ELEVATION
INSTR.	INSTRUMENT
L/A	LIMITED ACCESS
MON.	MONUMENT
O. or OBS.	OBSERVED
PG.	PAGE
ℙ or P/L	PROPERTY LINE
PPN	PERMANENT PARCEL NO.
PVMT.	PAVEMENT
R. or REC.	RECORD
R/W	RIGHT OF WAY
U.	USED
VOL.	VOLUME
SAN.	SANITARY
STM.	STORM
WAT.	WATER
INV.	INVERT
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE PIPE

SYMBOL LEGEND (EXISTING)

- CENTER LINE
- PROPERTY LINE
- CONSOLIDATED LOTS
- IRON PIN/PIPE FOUND
- IRON PIN SET
- MONUMENT BOX FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- IRON NAIL FOUND
- IRON NAIL SET
- EXISTING CABLE BOX
- EXISTING UTILITY BOX (ELEC,TELE,)
- EXISTING BOLLARD
- EXISTING MAILBOX
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER LINE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE

LEGEND

TREES TO BE CLEARED (±0.45 ACRES)

NORTH
SCALE
1 INCH = 20 FEET
24 x 36 SHEETS ONLY

BENCH MARKS:

B.M. #1: DRILL HOLE SET NORTH SIDE TOP OF HEADWALL	ELEV.=1209.78 (NAVD88)
B.M. #2: SOUTH WEST CORNER OF MONUMENT BOX	ELEV.=1218.16 (NAVD88)
B.M. #3: CAPPED IRON PIN AT THE PROPERTY CORNER	ELEV.=1217.60 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED MARCH 16, 2022.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Prior to excavation and/or demolition contact:
O.U.P.S. (Ohio Utilities Protection Service).

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
B207402091-00B
Also call: OGPUPS @ 1-800-925-0988 (Ohio Oil & Gas Underground Protection Service)
-- or dial 8-1-1--

SURVEY CERTIFICATION

3641 Brainard LLC, an Ohio limited liability company
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof.
The field work was completed on **March 16, 2022.**

Steven J. Metcalf
Registered Surveyor No. 8622–Ohio

STATE OF OHIO — STEVEN J. METCALF — S-8622 — REGISTERED — PROFESSIONAL SURVEYOR

March 30, 2022
Date

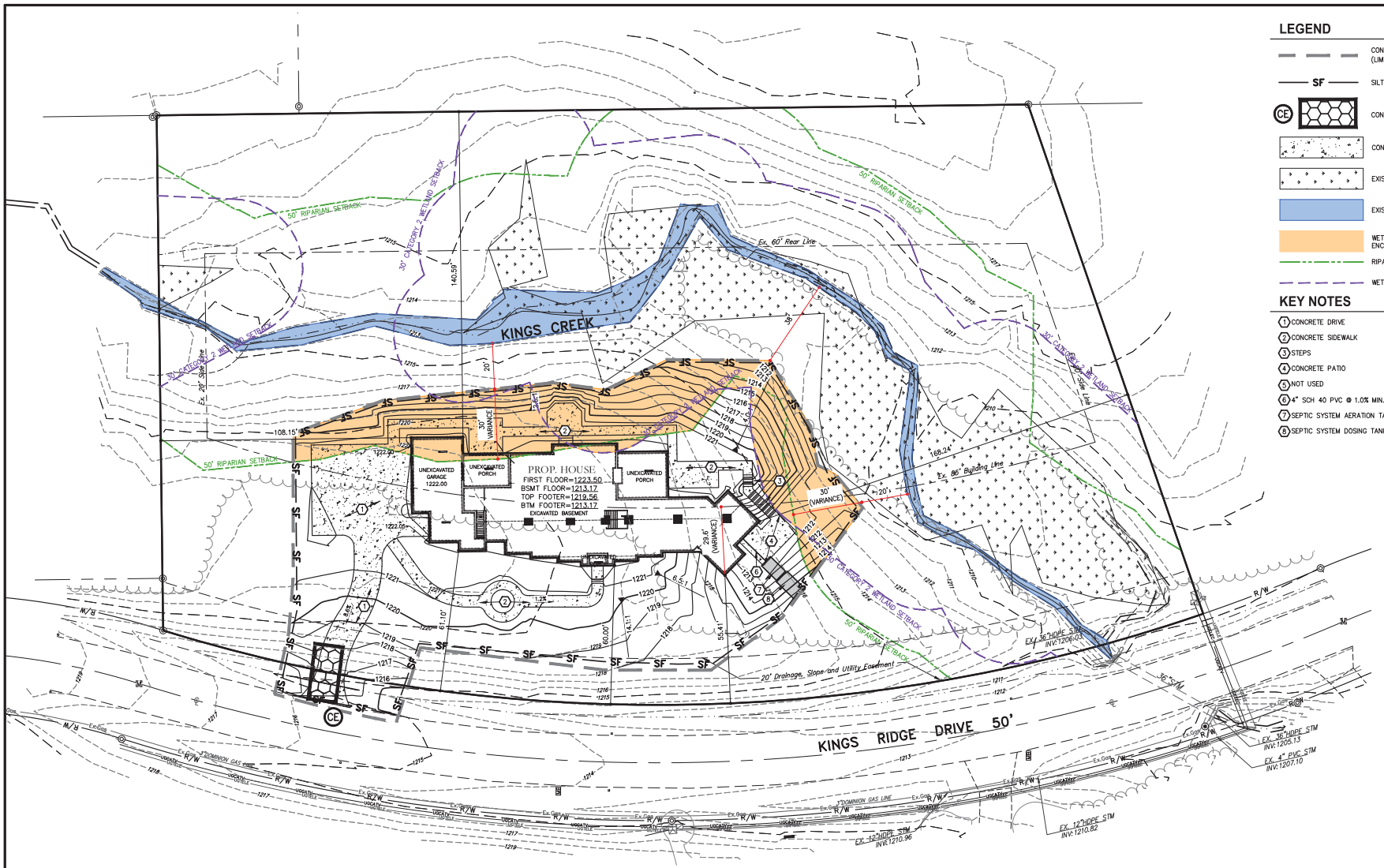
REV NO	DATE	DESCRIPTION
	XX/XX/XX	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14703-C	JWM	BMU	14703

DELFINO RESIDENCE - S/L 21 - THE FOREST AT KINGS CREEK
SITE TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel 440.884.3100 | Fax 440.884.3104
www.neff-assoc.com

SHEET NO.
1 OF 3



LEGEND

- CONSTRUCTION LIMITS (LIMITS OF DISTURBANCE)
- SF — SILT FENCE OR FILTER SOCK
- CE — CONSTRUCTION ENTRANCE
- CONCRETE PAVEMENT
- EXISTING WETLANDS
- EXISTING STREAM
- WETLAND/RIPARIAN ENCROACHMENT
- RIPARIAN SETBACK
- WETLAND SETBACK

KEY NOTES

1. CONCRETE DRIVE
2. CONCRETE SIDEWALK
3. STEPS
4. CONCRETE PATIO
5. NOT USED
6. 4" SCH 40 PVC @ 1.0% MIN.
7. SEPTIC SYSTEM AERATION TANK
8. SEPTIC SYSTEM DOSING TANK

SCALE: 1 INCH = 20 FEET
24 x 36" SHEETS ONLY

NORTH

DELFINO RESIDENCE - S/L 21 - THE FOREST AT KINGS CREEK

SITE LAYOUT, GRADING, AND UTILITY PLAN

TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT, STATE OF OHIO

HOUSE SUMMARY

BASEMENT SQUARE FOOTAGE = XXX
BUILDING SQUARE FOOTAGE = XXX
1ST FLOOR AREA = XXX
2ND FLOOR AREA = XXX
GARAGE AREA = XXX (PARKING FOR X VEHICLES)
PORCH DECK AREA = XXX
SUBLOT SQUARE FOOTAGE = 102,336
DRIVEWAY SQUARE FOOTAGE = 3,079

ZONING INFORMATION

CURRENT ZONING – RURUAL RESIDENTIAL DISTRICT "R-1"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
402-4(A)	MIN. FRONT YARD DEPTH	85'	*69.77'
402-4(B)	MIN. REAR YARD DEPTH	60'	125.59'
402-4(C)	MIN. SIDE YARD WIDTH (EACH SIDE)	20'	123.15'
937.05(c)	MIN. WIDTH OF RIPARIAN SETBACK	50' ON EACH SIDE (FOR STREAMS DRAINING AN AREA GREATER THAN 0.05 SQUARE MILES AND UP TO 0.5 SQUARE MILES)	**20' MIN
937.05(e.3.B)	MIN. WIDTH OF WETLANDS SETBACK	30' SETBACK BEYOND THE OUTER BOUNDARY OF CATEGORY 2 WETLANDS	**0'

* VARIANCE REQUESTED
** UNDER REVIEW BY SUMMIT COUNTY PLANNING

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6465 York Road | Parma Heights, Ohio 44130
440.887.1155 | www.neffassoc.com

REV NO	DATE	DESCRIPTION
1	05/25/22	SHIFT HOUSE
	04/21/22	COUNTY VARIANCE

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14703-C	JWM	BMU	14703

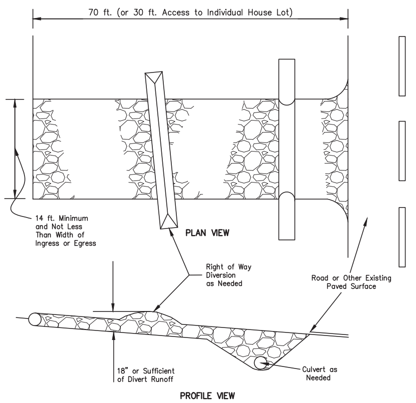
SHEET NO.
2 OF 3

Construction Entrance (CE)

Description

A construction entrance is a stabilized pad of stone underlain with a geotextile and is used to reduce the amount of mud tracked off-site with construction traffic. Located at points of ingress/egress, the practice is used to reduce the amount of mud tracked off-site with construction traffic.

Specifications for Construction Entrance



1. Stone Size – ODOT # 2 (1.5–2.5 inch) stone shall be used, or recycled concrete equivalent.
2. Length – The Construction entrance shall be as long as required to stabilize high traffic areas but not less than 70 ft. (exception: apply 30 ft. minimum to single residence lots).
3. Thickness – The stone layer shall be at least 6 inches thick for light duty entrances or at least 10 inches for heavy duty use.
4. Width – The entrance shall be at least 14 feet wide, but not less than the full width at points where ingress or egress occurs.
5. Geotextile – A geotextile shall be laid over the entire area prior to placing stone. It shall be composed of strong rot-proof polymeric fibers and meet the following specifications:

Geotextile Specifications for Construction Entrances	
Minimum Tensile Strength	200 lbs
Minimum Puncture Strength	80 psi
Minimum Tear Strength	50 lbs
Minimum Burst Strength	320 psi
Minimum Elongation	20%
Equivalent Opening Size	EOS<0.6 mm
Permittivity	1x10^{-3} cm/sec

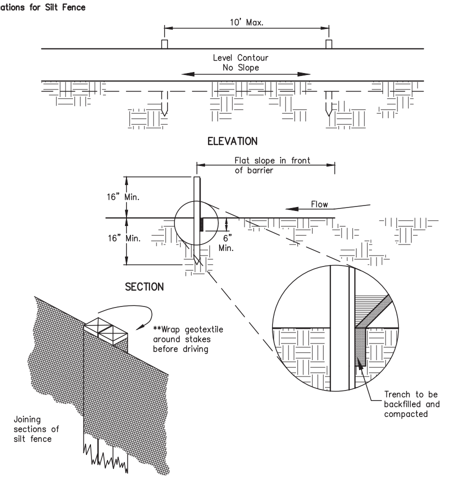
6. Timing – The construction entrance shall be installed as soon as is practicable before major grading activities.
7. Culvert – A pipe or culvert shall be constructed under the entrance if needed to prevent surface water from flowing across the entrance or to prevent runoff from being directed out onto paved surfaces.
8. Water Bar – A water bar shall be constructed as part of the construction entrance if needed to prevent surface runoff from flowing the length of the construction entrance and out onto paved surfaces.
9. Maintenance – Top dressing of additional stone shall be applied as conditions demand. Mud spilled, dropped, washed or tracked onto public roads, or any surface where runoff is not checked by sediment controls, shall be removed immediately. Removal shall be accomplished by scraping or sweeping.
10. Construction entrances shall not be relied upon to remove mud from vehicles and prevent off-site tracking. Vehicles that enter and leave the construction-site shall be restricted from muddy areas.
11. Removal – The entrance shall remain in place until the disturbed area is stabilized or replaced with a permanent roadway or entrance.

Silt Fence (SF)

Description

Silt fence is a sediment-trapping practice utilizing a geotextile fence, topography and sometimes vegetation to cause sediment deposition. Silt fence reduces runoff's ability to transport sediment by ponding runoff and dissipating small rills or concentrated flow into uniform sheet flow. Silt fence is used to prevent sediment-laden sheet runoff from entering into downstream creeks and sewer systems.

Specifications for Silt Fence



1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions that may carry concentrated flows to the silt fence are dissipated along its length.
3. Ends of the silt fence should be brought upslope slightly so that water ponded by the silt fence will be prevented from flowing around the ends.
4. Silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 feet (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 inches above the original ground surface.
7. The silt fence shall be placed in an excavated or sliced trench cut a minimum of 6 inches deep. The trench shall be made with a trencher, cable laying machine, slicing machine, or other suitable device that will ensure an adequate uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile. A minimum of 8 inches of geotextile must be below the ground surface. Excess material shall lay on the bottom of the 6-inch deep trench. The trench shall be backfilled and compacted on both sides of the fabric.
9. Seams between sections of silt fence shall be spliced together only at a support post with a minimum 6-in. overlap prior to driving into ground, (see detail).
10. Maintenance – Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under the fabric or around the fence ends, or in any other way allows a concentrated flow discharge, one of the following shall be performed, as appropriate: 1) the layout of the silt fence shall be changed, 2) accumulated sediment shall be removed, or 3) other practices shall be installed.
    - Sediment deposits shall be routinely removed when the deposit reaches approximately one-half the height of the silt fence.
    - Silt fences shall be inspected after each rainfall and at least daily during prolonged rainfall. The location of the existing silt fence shall be reviewed daily to ensure its proper location and effectiveness. If damaged, the silt fence shall be repaired immediately.

Criteria for Silt Fence Materials

1. Fence post – The length shall be a minimum of 32 inches. Wood post will be 2-by-2-in. nominal dimensioned hardwood of sound quality. They shall be free of knots, splits, and other visible imperfections, that will weaken the posts. The maximum spacing between posts shall be 10 ft. Posts shall be driven a minimum 16 inches into the ground, where possible. If not possible, the posts shall be adequately secured to prevent overturning of the fence due to sediment/water loading.
2. Silt fence fabric – See chart below.

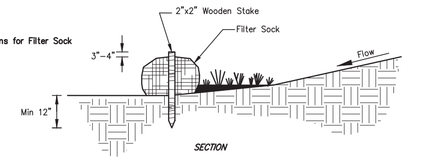
Fabric Properties	Values	Test Method
Minimum Tensile Strength	120 lbs (535 N)	ASTM D4632
Maximum Elongation at 60 lbs	50%	ASTM D4632
Minimum Puncture Strength	50 lbs (220N)	ASTM D4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D4533
Apparent Opening Size	≤ 0.84 mm	ASTM D4751
Minimum Permittivity	1x10 10^{-2} sec.$^{-1}$	ASTM D4491
UV Exposure Strength Retention	70%	ASTM D4355

Filter Sock

Description

Filter socks are sediment-trapping devices using compost inserted into a flexible, permeable tube with a pneumatic blower device or equivalent. Filter socks trap sediment by filtering water passing through the berm and allowing water to pond, creating a settling of solids.

Specifications for Filter Sock



1. Materials – Compost used for filter socks shall be weed, pathogen and insect free and free of any refuse, contaminants or other materials toxic to plant growth. They shall be derived from a well-decomposed source of organic matter and consist of a particles ranging from ⅜" to 2".
2. Filter Socks shall be 3 or 5 mil continuous, tubular, HDPE ⅜" knitted mesh netting material, filled with compost passing the above specifications for compost products.
3. Only 12 inch diameter compost filter socks are to be used.

Installation :

4. Filter socks will be placed on a level line across slopes, generally parallel to the base of the slope or other affected area. On slopes approaching 2:1, additional socks shall be provided at the top and as needed midslope.
5. Filter socks intended to be left as a permanent filter or part of the natural landscape, shall be seeded at the time of installation for establishment of permanent vegetation.
6. Filter Socks are not to be used in concentrated flow situations or in runoff channels.

Maintenance:

7. Routinely inspect filter socks after each significant rain, maintaining filter socks in a functional condition at all times.
8. Remove sediments collected at the base of the filter socks when they reach ½ of the exposed height of the practice.
9. Where the filter sock deteriorates or fails, it will be repaired or replaced with a more effective alternative.
10. Removal – Filter socks will be dispersed on site when no longer required in such as way as to facilitate and not obstruct seedings.

REV NO	DATE	DESCRIPTION
	XX/XX/XX	TOWNSHIP SUBMITTAL

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14703-C	JWM	BMU	14703

DELFINO RESIDENCE - S/L 21 - THE FOREST AT KINGS CREEK

SITE LAYOUT, GRADING, AND UTIITY PLAN

TOWNSHIP OF RICHFIELD, COUNTY OF SUMMIT, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.neff-assoc.com

SHEET NO.
3 OF 3

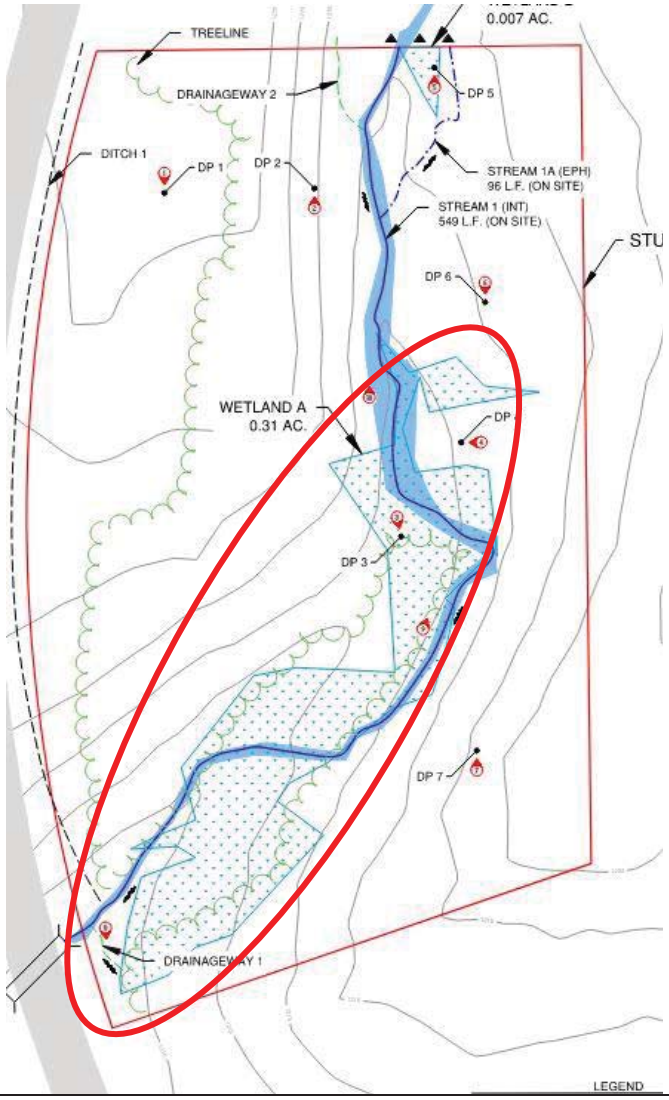
Background Information

Name:	Alexander Kozak, Melia DeJongh
Date:	June 10, 2022
Affiliation:	Land Solutions, LLC
Address:	34600 Chardon Road, Suite C, Willoughby Hills, OH 44094
Phone Number:	(330) 414-5865
e-mail address:	alexkozak@landsolutions-env.com
Name of Wetland:	**Wetland A**
Vegetation Communit(ies):	PEM
HGM Class(es):	N/A
Location of Wetland include map, address, north arrow, landmarks, distances, roads, etc.	

Lat/Lon or UTM Coordinate	41.259068, -81.676338
USGS Quad Name	Broadview Heights, Ohio
County	Summit County
Township	Richfield Twp
Section and Subsection	
Hydrologic Unit Code	04110001
Site Visit	Yes
National Wetland Inventory Map	Yes
Ohio Wetland Inventory Map	No
Soil Survey	Yes
Delineation Report/Map	Yes

Name:	**Wetland A**
Wetland Size (acres, hectares)	0.31 (0.13) Ac.

Sketch (include north arrow, relationship with other surface waters, vegetation zones, etc



Comments, Narrative Discussion, Justification of Category Changes

Final Score: 40.5	**Category**	**Mod. 2**

Scoring Boundaries Worksheet

INSTRUCTIONS: The initial step in completing the ORAM is to identify the "scoring boundaries" of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the "jurisdictional boundaries." For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland's jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small and isolated from surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland*. In determining a wetland's scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Unit if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a mitigation site, conservation site, etc.	Yes	
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or other parts of a single wetland.	Yes	
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	Yes	
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	Yes	
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	Yes	
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes, or rivers, or for dual classifications.	Yes	

Narrative Rating

INSTRUCTIONS: Answer each of the following questions. Questions 1, 2, 3, and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), http://www.dnr.state.oh.us/odnr/dnap/. The remaining questions are designed to be answered primarily from the results of the field visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical and biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Reynoldsburg Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle One	
1	**Critical Habitat**. Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001 of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES Wetland should be evaluated for possible Category 3 status Go to Question 2	NO Go to Question 2
2	**Threatened or Endangered Species**. Is the wetland known to contain an individual of, or documented occurrences of federally or state-listed threatened or endangered plant or animal species?	YES Wetland is a Category 3 wetland. Go to Question 3	NO Go to Question 3
3	**Documented High Quality Wetland.** Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES Wetland is a Category 3 wetland. Go to Question 4	NO Go to Question 4
4	**Significant Breeding or Concentration Area**. Does the wetland contain documented regionally significant breeding or non breeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES Wetland is a Category 3 wetland. Go to Question 5	NO Go to Question 5
5	**Category 1 Wetlands**. Is the wetland less than 0.5 hectares (1 acre) in size and **hydrologically isolated** and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by *Phalaris arundunacea*, *Lythrum salicaria*, or *Phragmites australis*, or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES Wetland is a Category 1 wetland. Go to Question 6	NO Go to Question 6
6	**Bogs.** Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly *Sphagnum* spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) <25%?	YES Wetland is a Category 3 wetland. Go to Question 7	NO Go to Question 7
7	**Fens.** Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral pH (5.5-9.0) and with one more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES Wetland is a Category 3 wetland. Go to Question 8a	NO Go to Question 8a

#	Question	Circle One	
8a	**"Old Growth Forest."** Is the wetland a forested wetland and the forest is characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES Wetland is a Category 3 wetland. Go to Question 8b	NO Go to Question 8b
8b	**Mature forested wetlands**. Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO Go to Question 9a
9a	**Lake Erie coastal and tributary wetlands**. Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES Go to Question 9b	NO Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 9d	NO Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES Go to Question 9d	NO Go to Question 9d
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native plant species can also be present?	YES Wetland is a Category 3 wetland. Go to Question 10	NO Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 10	NO Go to Question 10
10	**Lake Plain Sand Prairies (Oak Openings).** Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES Wetland is a Category 3 wetland. Go to Question 11	NO Go to Question 11
11	**Relict Wet Prairies.** Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1? Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio, Erie County, and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, etc.).	YES Wetland is a Category 1 wetland. Go to Question 6	NO Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp.	fen species	bog species	Oak Opening species	wet prairie species
Lythrum salicaria	*Zygadenus elegans var. glaucus*	*Calla palustris*	*Carex cryptolepis*	*Calamagrostis canadensis*
Myriophyllum spicatum	*Cacalia plantaginea*	*Carex atlantica var. capillacea*	*Carex lasiocarpa*	*Calamogrostis stricta*
Najas minor	*Carex flava*	*Carex echinata*	*Carex stricta*	*Carex atherodes*
Phalaris arundinacea	*Carex sterilis*	*Carex oligosperma*	*Cladium mariscoides*	*Carex buxbaumii*
Phragmites australis	*Carex stricta*	*Carex trisperma*	*Calamagrotis stricta*	*Carex pellita*
Potamogeton crispus	*Deschampsia caespitosa*	*Chamaedaphne calyculata*	*Calamagrotis canadensis*	*Carex sartwellii*
Ranunculus ficaria	*Eleocharis rostellata*	*Decodon verticillatus*	*Quercus palustris*	*Gentiana andrewsii*
Rhamnum frangula	*Eriophorum viridicarinatum*	*Eriophorum virginicum*		*Helianthun grosseserratus*
Typha angustifolia	*Gentianopsis spp.*	*Larix laricina*		*Liatris spicata*
Typha xglauca	*Lobelia kalmii*	*Nemopanthus mucronatus*		*Lysimachia quadriflora*
	Parnassia glauca	*Schechzeria palustris*		*Lythrum alatum*
	Potentilla fruticosa	*Sphagnum spp.*		*Pycnanthemum virginanum*
	Rhamnus alnifolia	*Vaccinium macrocarpon*		*Silphium terebinthinaceum*
	Rhynchospora capillacea	*Vaccinium corymbosum*		*Sorghastrum nutans*
	Salix candida	*Vaccinium oxycoccos*		*Spartina pectinata*
	Salix myricoides	*Woodwardia virginica*		*Solidago riddellii*
	Salix serissima	*Xyris difformis*		
	Solidago ohioensis			
	Tofieldia glutinos			
	Triglochin maritimum			
	Triglochin palustre			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: E of Kings Ridge Drive-Wetland A	Rater(s): ADK, MVD	Date: 6/10/22

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2	2
max 6 pts.	Subtotal

Metric 1. Wetland Area (size).

Select one size class and assign score.

- [ ] >50 acres (>20.2ha) (6 pts)
- [ ] 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- [ ] 10 to <25 acres (4 to <10.1ha) (4 pts)
- [ ] 3 to <10 acres (1.2 to <4ha) (3 pts)
- [2] 0.3 to <3 acres (0.12 to <1.2ha) (2 pts)
- [ ] 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- [ ] <0.1 acres (<0.04ha) (0 pts)

8	10
max 14 pts.	Subtotal

Metric 2. Upland buffers and surrounding land use.

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- [ ] WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- [4] MEDIUM. Buffers average 25m to<50m (82 to <164ft) around wetland perimeter (4)
- [ ] NARROW. Buffers average 10m to <25 m (32 to <82ft) around wetland perimeter. (1)
- [ ] VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter. (0)

2b. Intensity of surrounding land use. Select one or double check and average.

- [ ] VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- [5] LOW. Old field (>10 years), shrubland, young second growth forest. (5)
- [3] MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- [ ] HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

15	25
max 30 pts.	Subtotal

Metric 3. Hydrology.

3a. Sources of Water. Score all that apply.

- [ ] High pH groundwater (5)
- [ ] Other groundwater (3)
- [1] Precipitation (1)
- [3] Seasonal/Intermittent surface water (3)
- [ ] Perennial surface water (lake or stream) (5)

3b. Connectivity. Score all that apply.

- [ ] 100 year floodplain (1)
- [1] Between stream/lake and other human use. (1)
- [ ] Part of wetland/upland (e.g. forest) complex (1)
- [1] Part of riparian or upland corridor (1)

3c. Maximum water depth. Select only one and assign score.

- [ ] >0.7 (>27.6in) (3)
- [ ] 0.4 to 0.7m (15.7 to 27.6in) (2)
- [1] <0.4m (<15.7in) (1)

3d. Duration inundation/saturation. Score 1 or dbl chk.

- [ ] Semi- to permanently inundated/saturated (4)
- [3] Regularly inundated/saturated (3)
- [ ] Seasonally inundated (2)
- [ ] Seasonally saturated in upper 30cm (12in) (1)

3e. Modifications to natural hydrological regime. Score one or double check and average.

- [ ] None or none apparent (12)
- [7] Recovered (7)
- [3] Recovering (3)
- [ ] Recent or no recovery (1)

Check all disturbances observed

[ ]	Ditch	[ ]	point source (nonstormwater)
[ ]	Tile	[ ]	filling/grading
[ ]	Dike	[X]	road bed/RR track
[ ]	Weir	[ ]	Dredging
[X]	stormwater input	[ ]	other:

10.5	35.5
max 20 pts.	Subtotal

Metric 4. Habitat Alteration and Development.

4a. Substrate disturbance. Score one or double check and average.

- [ ] None or none apparent (4)
- [3] Recovered (3)
- [ ] Recovering (2)
- [ ] Recent or no recovery (1)

4b. Habitat Development. Select only one and assign score.

- [ ] Excellent (7)
- [ ] Very good (6)
- [ ] Good (5)
- [ ] Moderately good (4)
- [3] Fair (3)
- [ ] Poor to fair (2)
- [ ] Poor (1)

4c. Habitat alteration. Score one or double check and average.

- [ ] None or none apparent (9)
- [6] Recovered (6)
- [3] Recovering (3)
- [ ] Recent or no recovery (1)

Check all disturbances observed

[ ]	Mowing	[ ]	Shrub/sapling removal
[ ]	Grazing	[ ]	Herbaceous/aquatic bed removal
[x]	Clearcutting	[ ]	Sedimentation
[ ]	selective cutting	[ ]	Dredging
[ ]	woody debris removal	[x]	Farming (historic)
[ ]	toxic pollutants	[x]	Nutrient Enrichment

35.5
Subtotal this page

Site: E of Kings Ridge Drive-Wetland A	Rater(s): ADK, MVD	Date: 6/10/22

35.5
Subtotal first page

0	35.5
max 10 pts.	Subtotal

Metric 5. Special Wetlands.

Check all that apply and score as indicated.

	Bog (10)
	Fen (10)
	Old growth forest (10)
	Mature forested wetland (5)
	Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
	Lake Erie coastal/tributary wetland-restricted hydrology (5)
	Lake Plain Sand Prairies (Oak Openings) (10)
	Relict Wet Prairies (10)
	Known occurrence state/federal threatened endangered species (10)
	Significant migratory songbird/water fowl habitat or usage (10)
	Category 1 Wetland. See Question 1 Qualitative Rating (-10)

5	40.5
max 20 pts.	Subtotal

Metric 6. Plant communities, interspersion, microtopography.

6a. Wetland Vegetation Communities
Score all present using 0 to 3 scale.

	Aquatic Bed
1	Emergent
0	Shrub
	Forest
0	Mudflats
	Open water
	Other:

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

6b. horizontal (plan view) interspersion
Select only one.

	High (5)
	Moderately high (4)
	Moderate (3)
2	Moderately low (2)
	Low (1)
	None (0)

Narrative Description of Vegetation Community

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity, and often, but not always, the presence of rare, threatened, or endangered spp

6c. Coverage of invasive plants.
Refer to Table 1 ORAM long form for List. Add or deduct points for coverage

	Extensive >75% cover (-5)
	Moderate 25-75% cover (-3)
-1	Sparse 5-25% cover (-1)
	Nearly absent <5% cover (0)
	Absent (1)

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

6d. Microtopography.
Score all present using 0 to 3 scale.

0	Vegetated hummucks/tussucks
1	Coarse woody debris >15cm (6in)
1	Standing dead >25cm (10in) dbh
0	Amphibian breeding pools

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest qualities
3	Present in moderate or greater amounts and of highest qualities

40.5 GRAND TOTAL (max 100 pts) **CATEGORY: Modified 2**

Refer to the most recent ORAM Score Calibration Report for scoring breakpoints b/w wetland categories at the following address:
http://www.epa.state.oh.us/dsw/401/401.html
last revised 1 February 2001 jjm

ORAM Summary Worksheet

		Circle answer or insert score	
Narrative Rating	Question 1. Critical Habitat	YES (NO)	If yes, Category 3.
	Question 2. Threatened or Endangered Species	YES (NO)	If yes, Category 3.
	Question 3. High Quality Natural Wetland	YES (NO)	If yes, Category 3.
	Question 4. Significant bird habitat	YES (NO)	If yes, Category 3.
	Question 5. Category 1 Wetlands	YES (NO)	If yes, Category 1.
	Question 6. Bogs	YES (NO)	If yes, Category 3.
	Question 7. Fens	YES (NO)	If yes, Category 3.
	Question 8a. Old Growth Forest	YES (NO)	If yes, Category 3.
	Question 8b. Mature Forested Wetland	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted	YES (NO)	If yes, Category 3.
	Question 9e. Lake Erie Wetlands – Unrestricted with invasive plants	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
	Question 10. Oak Openings	YES (NO)	If yes, Category 3.
	Question 11. Relict Wet Prairies	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
Quantitative Rating	Metric 1. Size	2	
	Metric 2. Buffers and surrounding land use	8	
	Metric 3. Hydrology	15	
	Metric 4. Habitat	10.5	
	Metric 5. Special Wetland Communities	0	
	Metric 6. Plant communities, interspersion, microtopography	5	
	TOTAL SCORE Consult most recent score calibration report at http://www.epa.state.oh.us/dsw/401/401.html to determine the wetland's category based on its quantitative score	40.5	Category based on score breakpoints **Mod. 2**

Complete Wetland Categorization Worksheet

Wetland Categorization Worksheet

Choices	Circle one		
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	Yes Wetland is categorized as a Category 3 wetland	(No)	Is quantitative rating score *less* than the Category 2 scoring threshold (*excluding* gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM.
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	Yes Wetland should be evaluated for possible Category 3 status	(No)	Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to: Narrative Rating Nos. 5	Yes Wetland is categorized as a Category 1 wetland	(No)	Is quantitative rating score *greater* than the Category 2 scoring threshold (*including* any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland ha been under-categorized by the ORAM.
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	(Yes) Wetland is assigned to the appropriate category based on the scoring range.	No	If the score of the wetland is located within the scoring range of a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall within the "*gray zone*" for Category 1 or 2 or Category 2 or 3 wetlands?	Yes Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria.	(No)	Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of the non-rapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC Rule 3745-1-54(C).
Does the wetland otherwise exhibit *moderate* OR *superior* hydrologic OR habitat, OR recreational functions AND the wetland was *not* categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method ?	Yes Wetland was under-categorized by this method. A written justification for re-categorization should be provided on Background Information Form	(No) Wetland is assigned to category as determined by the ORAM.	A wetland may be under-categorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category

Choose one	Category 1	(Category 2)	Category 3

End of Ohio Rapid Assessment Method for Wetlands.

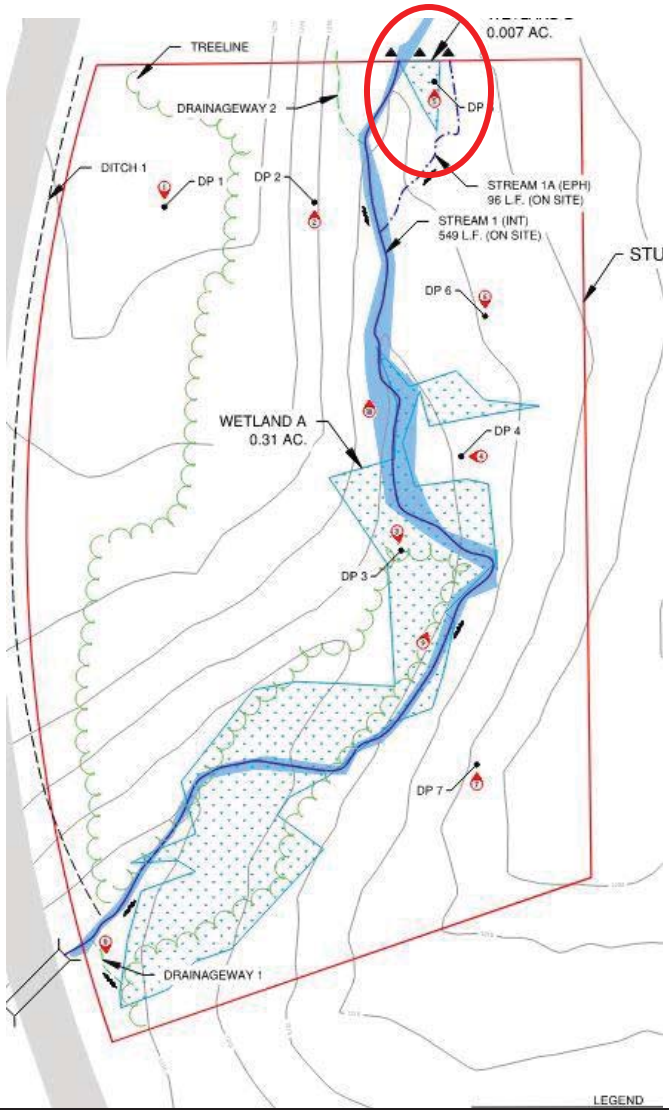
Background Information

Name:	Alexander Kozak, Melia DeJongh
Date:	June 10, 2022
Affiliation:	Land Solutions, LLC
Address:	34600 Chardon Road, Suite C, Willoughby Hills, OH 44094
Phone Number:	(330) 414-5865
e-mail address:	alexkozak@landsolutions-env.com
Name of Wetland:	**Wetland B**
Vegetation Communit(ies):	PEM
HGM Class(es):	N/A
Location of Wetland include map, address, north arrow, landmarks, distances, roads, etc.	

Lat/Lon or UTM Coordinate	41.259860, -81.676179
USGS Quad Name	Broadview Heights, Ohio
County	Summit County
Township	Richfield Twp
Section and Subsection	
Hydrologic Unit Code	04110001
Site Visit	Yes
National Wetland Inventory Map	Yes
Ohio Wetland Inventory Map	No
Soil Survey	Yes
Delineation Report/Map	Yes

Name: **Wetland B**	
Wetland Size (acres, hectares)	0.007 (0.002) Ac.

Sketch (include north arrow, relationship with other surface waters, vegetation zones, etc



Comments, Narrative Discussion, Justification of Category Changes

Final Score: 38.5	**Category**	**Modified 2**

Scoring Boundaries Worksheet

INSTRUCTIONS: The initial step in completing the ORAM is to identify the "scoring boundaries" of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the "jurisdictional boundaries." For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland's jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small and isolated from surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland*. In determining a wetland's scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Unit if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a mitigation site, conservation site, etc.	Yes	
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or other parts of a single wetland.	Yes	
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	Yes	
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	Yes	
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	Yes	
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes, or rivers, or for dual classifications.	Yes	

Narrative Rating

INSTRUCTIONS: Answer each of the following questions. Questions 1, 2, 3, and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), http://www.dnr.state.oh.us/odnr/dnap/. The remaining questions are designed to be answered primarily from the results of the field visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical and biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Reynoldsburg Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle One	
1	**Critical Habitat**. Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001 of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES Wetland should be evaluated for possible Category 3 status Go to Question 2	NO Go to Question 2
2	**Threatened or Endangered Species**. Is the wetland known to contain an individual of, or documented occurrences of federally or state-listed threatened or endangered plant or animal species?	YES Wetland is a Category 3 wetland. Go to Question 3	NO Go to Question 3
3	**Documented High Quality Wetland.** Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES Wetland is a Category 3 wetland. Go to Question 4	NO Go to Question 4
4	**Significant Breeding or Concentration Area**. Does the wetland contain documented regionally significant breeding or non breeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES Wetland is a Category 3 wetland. Go to Question 5	NO Go to Question 5
5	**Category 1 Wetlands**. Is the wetland less than 0.5 hectares (1 acre) in size and **hydrologically isolated** and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by *Phalaris arundunacea*, *Lythrum salicaria*, or *Phragmites australis*, or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES Wetland is a Category 1 wetland. Go to Question 6	NO Go to Question 6
6	**Bogs.** Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly *Sphagnum* spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) <25%?	YES Wetland is a Category 3 wetland. Go to Question 7	NO Go to Question 7
7	**Fens.** Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral pH (5.5-9.0) and with one more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES Wetland is a Category 3 wetland. Go to Question 8a	NO Go to Question 8a

#	Question	Circle One	
8a	**"Old Growth Forest."** Is the wetland a forested wetland and the forest is characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES Wetland is a Category 3 wetland. Go to Question 8b	NO Go to Question 8b
8b	**Mature forested wetlands**. Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO Go to Question 9a
9a	**Lake Erie coastal and tributary wetlands**. Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES Go to Question 9b	NO Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 9d	NO Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES Go to Question 9d	NO Go to Question 9d
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native plant species can also be present?	YES Wetland is a Category 3 wetland. Go to Question 10	NO Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 10	NO Go to Question 10
10	**Lake Plain Sand Prairies (Oak Openings).** Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES Wetland is a Category 3 wetland. Go to Question 11	NO Go to Question 11
11	**Relict Wet Prairies.** Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1? Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio, Erie County, and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, etc.).	YES Wetland is a Category 1 wetland. Go to Question 6	NO Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp.	fen species	bog species	Oak Opening species	wet prairie species
Lythrum salicaria	*Zygadenus elegans var. glaucus*	*Calla palustris*	*Carex cryptolepis*	*Calamagrostis canadensis*
Myriophyllum spicatum	*Cacalia plantaginea*	*Carex atlantica var. capillacea*	*Carex lasiocarpa*	*Calamogrostis stricta*
Najas minor	*Carex flava*	*Carex echinata*	*Carex stricta*	*Carex atherodes*
Phalaris arundinacea	*Carex sterilis*	*Carex oligosperma*	*Cladium mariscoides*	*Carex buxbaumii*
Phragmites australis	*Carex stricta*	*Carex trisperma*	*Calamagrotis stricta*	*Carex pellita*
Potamogeton crispus	*Deschampsia caespitosa*	*Chamaedaphne calyculata*	*Calamagrotis canadensis*	*Carex sartwellii*
Ranunculus ficaria	*Eleocharis rostellata*	*Decodon verticillatus*	*Quercus palustris*	*Gentiana andrewsii*
Rhamnum frangula	*Eriophorum viridicarinatum*	*Eriophorum virginicum*		*Helianthun grosseserratus*
Typha angustifolia	*Gentianopsis spp.*	*Larix laricina*		*Liatris spicata*
Typha xglauca	*Lobelia kalmii*	*Nemopanthus mucronatus*		*Lysimachia quadriflora*
	Parnassia glauca	*Schechzeria palustris*		*Lythrum alatum*
	Potentilla fruticosa	*Sphagnum spp.*		*Pycnanthemum virginanum*
	Rhamnus alnifolia	*Vaccinium macrocarpon*		*Silphium terebinthinaceum*
	Rhynchospora capillacea	*Vaccinium corymbosum*		*Sorghastrum nutans*
	Salix candida	*Vaccinium oxycoccos*		*Spartina pectinata*
	Salix myricoides	*Woodwardia virginica*		*Solidago riddellii*
	Salix serissima	*Xyris difformis*		
	Solidago ohioensis			
	Tofieldia glutinos			
	Triglochin maritimum			
	Triglochin palustre			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: E of Kings Ridge Drive-Wetland B	Rater(s): ADK, MVD	Date: 6/10/22

--

1	1
max 6 pts.	Subtotal

Metric 1. Wetland Area (size).

Select one size class and assign score.

- [ ] >50 acres (>20.2ha) (6 pts)
- [ ] 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- [ ] 10 to <25 acres (4 to <10.1ha) (4 pts)
- [ ] 3 to <10 acres (1.2 to <4ha) (3 pts)
- [ ] 0.3 to <3 acres (0.12 to <1.2ha) (2 pts)
- [1] 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- [ ] <0.1 acres (<0.04ha) (0 pts)

8	9
max 14 pts.	Subtotal

Metric 2. Upland buffers and surrounding land use.

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- [ ] WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- [4] MEDIUM. Buffers average 25m to<50m (82 to <164ft) around wetland perimeter (4)
- [ ] NARROW. Buffers average 10m to <25 m (32 to <82ft) around wetland perimeter. (1)
- [ ] VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter. (0)

2b. Intensity of surrounding land use. Select one or double check and average.

- [ ] VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- [5] LOW. Old field (>10 years), shrubland, young second growth forest. (5)
- [3] MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- [ ] HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

14	23
max 30 pts.	Subtotal

Metric 3. Hydrology.

3a. Sources of Water. Score all that apply.

- [ ] High pH groundwater (5)
- [ ] Other groundwater (3)
- [1] Precipitation (1)
- [3] Seasonal/Intermittent surface water (3)
- [ ] Perennial surface water (lake or stream) (5)

3b. Connectivity. Score all that apply.

- [ ] 100 year floodplain (1)
- [1] Between stream/lake and other human use. (1)
- [ ] Part of wetland/upland (e.g. forest) complex (1)
- [1] Part of riparian or upland corridor (1)

3c. Maximum water depth. Select only one and assign score.

- [ ] >0.7 (>27.6in) (3)
- [ ] 0.4 to 0.7m (15.7 to 27.6in) (2)
- [1] <0.4m (<15.7in) (1)

3d. Duration inundation/saturation. Score 1 or dbl chk.

- [ ] Semi- to permanently inundated/saturated (4)
- [ ] Regularly inundated/saturated (3)
- [2] Seasonally inundated (2)
- [ ] Seasonally saturated in upper 30cm (12in) (1)

3e. Modifications to natural hydrological regime. Score one or double check and average.

- [ ] None or none apparent (12)
- [7] Recovered (7)
- [3] Recovering (3)
- [ ] Recent or no recovery (1)

Check all disturbances observed

[ ]	Ditch	[ ]	point source (nonstormwater)
[ ]	Tile	[ ]	filling/grading
[ ]	Dike	[ ]	road bed/RR track
[ ]	Weir	[ ]	Dredging
[x]	stormwater input	[ ]	other: Logging/Trail

10.5	33.5
max 20 pts.	Subtotal

Metric 4. Habitat Alteration and Development.

4a. Substrate disturbance. Score one or double check and average.

- [ ] None or none apparent (4)
- [3] Recovered (3)
- [ ] Recovering (2)
- [ ] Recent or no recovery (1)

4b. Habitat Development. Select only one and assign score.

- [ ] Excellent (7)
- [ ] Very good (6)
- [ ] Good (5)
- [ ] Moderately good (4)
- [3] Fair (3)
- [ ] Poor to fair (2)
- [ ] Poor (1)

4c. Habitat alteration. Score one or double check and average.

- [ ] None or none apparent (9)
- [6] Recovered (6)
- [3] Recovering (3)
- [ ] Recent or no recovery (1)

Check all disturbances observed

[ ]	Mowing	[ ]	Shrub/sapling removal
[ ]	Grazing	[ ]	Herbaceous/aquatic bed removal
[x]	Clearcutting	[ ]	Sedimentation
[ ]	selective cutting	[ ]	Dredging
[ ]	woody debris removal	[x]	Farming (historic)
[ ]	toxic pollutants	[ ]	Nutrient Enrichment

33.5
Subtotal this page

Site: E of Kings Ridge Drive	Rater(s): ADK, MVD	Date: 6/10/22

33.5
Subtotal first page

0 | 33.5
max 10 pts. | Subtotal

Metric 5. Special Wetlands.

Check all that apply and score as indicated.

	Bog (10)
	Fen (10)
	Old growth forest (10)
	Mature forested wetland (5)
	Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
	Lake Erie coastal/tributary wetland-restricted hydrology (5)
	Lake Plain Sand Prairies (Oak Openings) (10)
	Relict Wet Prairies (10)
	Known occurrence state/federal threatened endangered species (10)
	Significant migratory songbird/water fowl habitat or usage (10)
	Category 1 Wetland. See Question 1 Qualitative Rating (-10)

5 | 38.5
max 20 pts. | Subtotal

Metric 6. Plant communities, interspersion, microtopography.

6a. Wetland Vegetation Communities
Score all present using 0 to 3 scale.

	Aquatic Bed
1	Emergent
0	Shrub
	Forest
	Mudflats
	Open water
	Other:

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

6b. horizontal (plan view) interspersion
Select only one.

	High (5)
	Moderately high (4)
	Moderate (3)
2	Moderately low (2)
	Low (1)
	None (0)

Narrative Description of Vegetation Community

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity, and often, but not always, the presence of rare, threatened, or endangered spp

6c. Coverage of invasive plants.
Refer to Table 1 ORAM long form for List. Add or deduct points for coverage

	Extensive >75% cover (-5)
	Moderate 25-75% cover (-3)
-1	Sparse 5-25% cover (-1)
	Nearly absent <5% cover (0)
	Absent (1)

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

6d. Microtopography.
Score all present using 0 to 3 scale.

0	Vegetated hummucks/tussucks
1	Coarse woody debris >15cm (6in)
2	Standing dead >25cm (10in) dbh
0	Amphibian breeding pools

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest qualities
3	Present in moderate or greater amounts and of highest qualities

38.5 GRAND TOTAL (max 100 pts) **CATEGORY: Modified 2**

Refer to the most recent ORAM Score Calibration Report for scoring breakpoints b/w wetland categories at the following address:
http://www.epa.state.oh.us/dsw/401/401.html
last revised 1 February 2001 jjm

ORAM Summary Worksheet

		Circle answer or insert score	
Narrative Rating	Question 1. Critical Habitat	YES (NO)	If yes, Category 3.
	Question 2. Threatened or Endangered Species	YES (NO)	If yes, Category 3.
	Question 3. High Quality Natural Wetland	YES (NO)	If yes, Category 3.
	Question 4. Significant bird habitat	YES (NO)	If yes, Category 3.
	Question 5. Category 1 Wetlands	YES (NO)	If yes, Category 1.
	Question 6. Bogs	YES (NO)	If yes, Category 3.
	Question 7. Fens	YES (NO)	If yes, Category 3.
	Question 8a. Old Growth Forest	YES (NO)	If yes, Category 3.
	Question 8b. Mature Forested Wetland	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted	YES (NO)	If yes, Category 3.
	Question 9e. Lake Erie Wetlands – Unrestricted with invasive plants	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
	Question 10. Oak Openings	YES (NO)	If yes, Category 3.
	Question 11. Relict Wet Prairies	YES (NO)	If yes, evaluate for Category 3: may be 1 or 2.
Quantitative Rating	Metric 1. Size	1	
	Metric 2. Buffers and surrounding land use	8	
	Metric 3. Hydrology	14	
	Metric 4. Habitat	10.5	
	Metric 5. Special Wetland Communities	0	
	Metric 6. Plant communities, interspersion, microtopography	5	
	TOTAL SCORE Consult most recent score calibration report at http://www.epa.state.oh.us/dsw/401/401.html to determine the wetland's category based on its quantitative score	38.5	Category based on score breakpoints **Mod. 2**

Complete Wetland Categorization Worksheet

Wetland Categorization Worksheet

Choices	Circle one		
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	Yes Wetland is categorized as a Category 3 wetland	(No)	Is quantitative rating score *less* than the Category 2 scoring threshold (*excluding* gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM.
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	Yes Wetland should be evaluated for possible Category 3 status	(No)	Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to: Narrative Rating Nos. 5	Yes Wetland is categorized as a Category 1 wetland	(No)	Is quantitative rating score *greater* than the Category 2 scoring threshold (*including* any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland ha been under-categorized by the ORAM.
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	(Yes) Wetland is assigned to the appropriate category based on the scoring range.	No	If the score of the wetland is located within the scoring range of a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall within the "*gray zone*" for Category 1 or 2 or Category 2 or 3 wetlands?	Yes Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria.	(No)	Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of the non-rapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC Rule 3745-1-54(C).
Does the wetland otherwise exhibit *moderate* OR *superior* hydrologic OR habitat, OR recreational functions AND the wetland was *not* categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method ?	Yes Wetland was under-categorized by this method. A written justification for re-categorization should be provided on Background Information Form	(No) Wetland is assigned to category as determined by the ORAM.	A wetland may be under-categorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category

Choose one	Category 1	(Category 2)	Category 3

End of Ohio Rapid Assessment Method for Wetlands.

Ohio EPA Primary Headwater Habitat Evaluation Form

HHEI Score (sum of metrics 1, 2, 3) : 62

SITE NAME/LOCATION: 22028 Daniel Delfino East of Kings Ridge Dr., Richfield Twp, Ohio

SITE NUMBER: | RIVER BASIN: Rocky River | DRAINAGE AREA (mi²): 0.12

LENGTH OF STREAM REACH (ft): 150 | LAT.: 41.25968 | LONG.: -81.67634 | RIVER CODE: | RIVER MILE:

DATE: 06/10/22 | SCORER: ADK, MVD | COMMENTS:

NOTE: Complete All Items On This Form - Refer to "Field Evaluation Manual for Ohio's PHWH Streams" for Instructions

STREAM CHANNEL MODIFICATIONS: ☐ NONE / NATURAL CHANNEL ☑ RECOVERED ☐ RECOVERING ☐ RECENT OR NO RECOVERY

1. SUBSTRATE (Estimate percent of every type of substrate present. Check *ONLY* two predominant substrate *TYPE* boxes (Max of 32). Add total number of significant substrate types found (Max of 8). Final metric score is sum of boxes A & B.

TYPE		PERCENT	TYPE		PERCENT
☐☐	BLDR SLABS [16 pts]	0%	☐☑	SILT [3 pt]	40%
☐☐	BOULDER (>256 mm) [16 pts]	15%	☐☐	LEAF PACK/WOODY DEBRIS [3 pts]	10%
☐☐	BEDROCK [16 pt]	0%	☐☐	FINE DETRITUS [3 pts]	15%
☐☐	COBBLE (65-256 mm) [12 pts]	0%	☐☐	CLAY or HARDPAN [0 pt]	0%
☑☐	GRAVEL (2-64 mm) [9 pts]	20%	☐☐	MUCK [0 pts]	0%
☐☐	SAND (<2 mm) [6 pts]	0%	☐☐	ARTIFICIAL [3 pts]	0%

Total of Percentages of Bldr Slabs, Boulder, Cobble, Bedrock: 15.00% (A) | Substrate Percentage Check | (B)

SCORE OF TWO MOST PREDOMINATE SUBSTRATE TYPES: 12 **TOTAL NUMBER OF SUBSTRATE TYPES:** 5

HHEI Metric Points

Substrate Max = 40

17

A + B

2. Maximum Pool Depth ***(Measure the maximum pool depth within the 61 meter (200 ft)*** evaluation reach at the time of evaluation. Avoid plunge pools from road culverts or storm water pipes) (Check *ONLY* one box):

- ☐ > 30 centimeters [20 pts]
- ☐ > 22.5 - 30 cm [30 pts]
- ☑ > 10 - 22.5 cm [25 pts]
- ☐ > 5 cm - 10 cm [15 pts]
- ☐ < 5 cm [5 pts]
- ☐ NO WATER OR MOIST CHANNEL [0 pts]

COMMENTS: **MAXIMUM POOL DEPTH (centimeters):** 13

Pool Depth Max = 30

25

3. BANK FULL WIDTH (Measured as the average of 3-4 measurements) (Check *ONLY* one box):

- ☐ > 4.0 meters (> 13') [30 pts]
- ☐ > 3.0 m - 4.0 m (> 9' 7" - 13') [25 pts]
- ☑ > 1.5 m - 3.0 m (> 9' 7" - 4' 8") [20 pts]
- ☐ > 1.0 m - 1.5 m (> 3' 3" - 4' 8") [15 pts]
- ☐ ≤ 1.0 m (<=3' 3") [5 pts]

COMMENTS: **AVERAGE BANKFULL WIDTH (meters):** 1.70

Bankfull Width Max=30

20

This information must also be completed

RIPARIAN ZONE AND FLOODPLAIN QUALITY ☆NOTE: River Left (L) and Right (R) as looking downstream☆

RIPARIAN WIDTH (Per Bank) L	R	FLOODPLAIN QUALITY (Most Predominant per Bank) L	R		L	R	
☐	☐	Wide >10m	☐	☐	Mature Forest, Wetland	☐	☐	Conservation Tillage
☑	☐	Moderate 5-10m	☐	☐	Immature Forest, Shrub or Old Field	☐	☐	Urban or Industrial
☐	☐	Narrow <5m	☐	☐	Residential, Park, New Field	☐	☐	Open Pasture, Row Crop
☐	☑	None	☐	☐	Fenced Pasture	☐	☐	Mining or Construction

COMMENTS:

FLOW REGIME *(At Time of Evaluation)* (Check *ONLY* one box):

- ☑ Stream Flowing
- ☐ Subsurface flow with isolated pools (Interstitial)
- ☐ Moist Channel, isolated pools, no flow (Intermittent)
- ☐ Dry channel, no water (Ephemeral)

COMMENTS: recent heavy rainfall

SINUOSITY (Number of bends per 61 m (200 ft) of channel) (Check *ONLY* one box):

☐ None	☐ 1.0	☐ 2.0	☐ 3.0
☐ 0.5	☑ 1.5	☐ 2.5	☐ >3

STREAM GRADIENT ESTIMATE

☐ Flat (0.5 ft/100 ft) ☑ Flat to Moderate ☐ Moderate (2 ft/100 ft) ☐ Moderate to Severe ☐ Severe (10 ft/100 ft)

ADDITIONAL STREAM INFORMATION (This Information Must Also be Completed):

QHEI PERFORMED? - ☐ Yes ☑ No QHEI Score _____ (If Yes, Attach Completed QHEI Form)

DOWNSTREAM DESIGNATED USE(S)

☐ WWH Name: _____ Distance from Evaluated Stream _____

☐ CWH Name: _____ Distance from Evaluated Stream _____

☐ EWH Name: _____ Distance from Evaluated Stream _____

MAPPING: ATTACH COPIES OF MAPS, INCLUDING THE ENTIRE WATERSHED AREA. CLEARLY MARK THE SITE LOCATION

USGS Quadrangle Name: Broadview Heights NRCS Soil Map Page: _____ NRCS Soil Map Stream Order _____

County: Summit Township / City: Richfield TWP

MISCELLANEOUS

Base Flow Conditions? (Y/N): Y Date of last precipitation: 06/09/22 Quantity: 0.58

Photograph Information: Yes

Elevated Turbidity? (Y/N): N Canopy (% open): 40%

Were samples collected for water chemistry? (Y/N): N (Note lab sample no. or id. and attach results) Lab Number: _____

Field Measures: Temp (°C) _____ Dissolved Oxygen (mg/l) _____ pH (S.U.) _____ Conductivity (µmhos/cm) _____

Is the sampling reach representative of the stream (Y/N) Y If not, please explain: _____

Additional comments/description of pollution impacts:

Nutrient runoff from nearby lawns

BIOTIC EVALUATION

Performed? (Y/N): Y (If Yes, Record all observations. Voucher collections optional. NOTE: all voucher samples must be labeled with the site ID number. Include appropriate field data sheets from the Primary Headwater Habitat Assessment Manual)

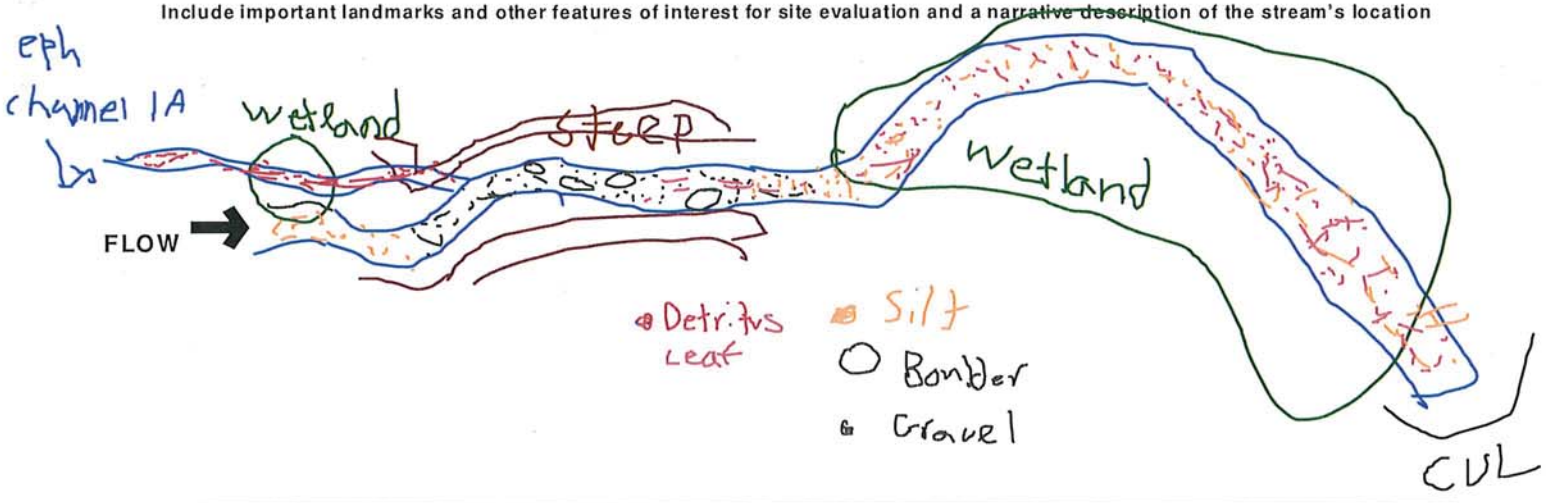
Fish Observed? (Y/N) N Voucher? (Y/N) N Salamanders Observed? (Y/N) N Voucher? (Y/N) N

Frogs or Tadpoles Observed? (Y/N) Y Voucher? (Y/N) N Aquatic Macroinvertebrates Observed? (Y/N) N Voucher? (Y/N) N

Comments Regarding Biology: _____

DRAWING AND NARRATIVE DESCRIPTION OF STREAM REACH (This must be completed):

Include important landmarks and other features of interest for site evaluation and a narrative description of the stream's location



Save as pdf Reset Form

Planning Commission
Zoning Map Amendment
O-R to I-1
Springfield Township

EXECUTIVE SUMMARY

Proposal: To rezone parcels 51-02670, 51-06600, 51-09804, 51-09833, 51-02273, 51-02281, 51-02280, 51-02275, 51-02276, 51-08482, 51-08483, and 51-03302 from O-R to I-1. This would allow for offices or research facilities in the I-1 district. The change will eliminate the need for variances for the existing businesses as they expand. This will allow the Zoning Department to require more stringent enforcement of screening and landscaping requirements.

Staff recommends APPROVAL

Meeting:	July 28, 2022	**Proposed Zoning:**	I-1
Item No.:	Old Business 2	**Council Dist.:**	District 8
Current Zoning:	O-R	**Processor:**	Stephen Knittel

Parcel Number: 51-02670, 51-06600, 51-09804, 51-09833, 51-02273, 51-02281, 51-02280, 51-02275, 51-02276, 51-08482, 51-08483, and 51-03302
Location: Located on Massillon Rd east of Boyer Pkwy.
Proposal: To rezone parcels 51-02670, 51-06600, 51-09801, 51-09833, 51-02273, 51-02281, 51-02280, 51-02275, 51-02276, 51-08482, 51-08483, and 51-03302 from O-R to I-1.
Allen Swift: *"As Zoning Administrator, I recommend the Board pass a resolution to change the following parcels.*
51-02670, 51-06600, [51-09804]*, 51-09833, 51-02273, 51-02281, 51-02280, 51-02275, 51-02276, 51-08482, 51-08483, and 51-03302.*
From O-R (Office-Research) to I-1(Light Industrial).
When this district was first established, it was hoped that new professional offices/research facilities would be encouraged to locate there. This has not happened, and the nature of the district has continued to be more industrial with businesses like Ohio Edison, Pence Brothers and Treno, LLC occupying the majority of the district. The I-1 district is established to accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those that because of their normally unobjectionable characteristics can be in proximity to residential districts.
The proposed change will still allow for offices or research facilities in the I-1 district. The change will eliminate the need for variances for the existing businesses as they expand. This will allow the Zoning Department to require more stringent enforcement of screening and landscaping requirements."

Zoning:

See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	R-2	Residential	Springfield Township
East	R-2	Residential	Springfield Township
South	R-2	Residential	Springfield Township
West	PIPD	Planned Industrial Park	Springfield Township

Current Zoning: From Springfield Township's Zoning Resolution, provided on Springfield Township's website: https://www.springfieldtownship.us/

O-R - Office and Research Park District

The Office and Research Park District (O-R) is established to provide for areas of the township conducive to the development and protection of modern administrative facilities and research institutions that are office-like in physical appearance and service requirements with allowance for limited light industrial uses that have similar operational characteristics. The regulations of the O-R District are designed to encourage new office/light industrial subdivisions with new streets to minimize curb cuts on existing public streets.

Proposed Zoning:

I-1 - Light Industrial

The Light Industrial District (I-1) is established to accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those that because of their normally unobjectionable characteristics can be in relatively close proximity to residential districts.

(B) Permitted Use Table

Table 5.03-A: Permitted Use Table

Permitted Uses P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	Residential Zoning Districts				Nonresidential Zoning Districts						Use-Specific Standards See Section:
	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2	
Agricultural Uses											
Agricultural uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 5.04(A)
Nurseries or greenhouses	PS	PS	PS	PS		P	P		P	P	Section 5.04(B)
Residential Uses											
Adult family homes or small residential facilities	P	P	P	P							
Bed and breakfast establishments	C	C	C	C							Section 5.04(C)
Conservation subdivision	PS	PS	PS	PS							Section 5.04(D)
Conservation subdivision with attached dwellings	PS	PS	PS	PS							Section 5.04(D)
Dwellings, single-family	P	P	P	P							
Dwellings, two-family			P	P							
Institutional housing		C	C	C	PS						Section 5.04(E)
Permanently sited manufactured housing	PS	PS	PS	PS							Section 5.04(F)
Public and Institutional Uses											
Active parks and recreation	C	C	C	C	C	P	P	P	P	P	Section 5.04(G)
Campgrounds	C										Section 5.04(I)
Cemeteries		PS	PS	PS							Section 5.04(J)
Churches and places of worship	C	C	C	C	P	P	P	P	P	P	0
Cultural institutions	C	C	C	C							0
Educational facilities (Primary and Secondary)[6]		C	C	C	C	C					0
Educational facilities, higher							P	P	P		
Hospitals						P	P	C			Section 5.04(M)
Passive parks, recreation, and open space	P	P	P	P	P	P	P	P	P	P	
Public safety and service facilities	C	C	C	C	PS	PS	PS	PS	PS	PS	Section 5.04(N)

TABLE 5.03-A: PERMITTED USE TABLE											
PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS				NONRESIDENTIAL ZONING DISTRICTS						USE-SPECIFIC STANDARDS SEE SECTION:
	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2	
COMMERCIAL AND OFFICE USES											
Adult entertainment establishments									C	C	Section 5.04(H)
Banks and financial institutions					P	P	P	P			
Bars, taverns, or restaurants					P	P	P	P			
Club					P	P	P				
Commercial entertainment or recreation (indoors)						P	P		C		
Commercial entertainment or recreation (outdoors)						C					
Building supply or farm sales establishments							P		P	P	
Day care centers (adult or child)	PS	PS	PS	PS	P	P	P	P			Section 5.04(O)
Entertainment Device Arcades											Section 5.04(P)
Funeral homes						P					
General offices (administrative, professional, business)					P	P	P	P	P	P	
Hotels and motels						P	P				
Instructional studios					P	P	P				
Kennels, commercial and animal day cares	C	C	C	C			C		PS	PS	Section 5.04(Q)
Medical and dental offices or clinics					P	P	P	P	P		
Outdoor dining areas					PS	PS	PS				Section 5.04(R)
Outdoor display and sales					PS	PS	PS	PS			Section 5.04(S)
Outdoor storage						C	C		PS	PS	Section 5.04(T)
Personal service establishments					P	P	P				
Retail commercial uses					P	P	P				
Sales offices and showrooms						P	P	C			
Service commercial uses						P	P	C			
Veterinarian offices and animal hospitals						PS	PS	PS	PS	PS	Section 5.04(U)
VEHICLE AND TRANSPORTATION RELATED USES											
Gasoline stations						C	PS				Section 5.04(V)
Farm implement sales and rental[2,7]						C	C				Section 5.04(W)
Motor vehicle sales[2]						C	C				Section 5.04(W)
Parking lot or structure					C	C	C	C	C	C	Section 5.04(X)
Passenger transportation terminal						P	P				
Truck services/truck stop facilities							C				Section 5.04(Y)
Truck/transfer facilities									C	C	Section 5.04(Y)
Vehicle repair garages (major repair)						C	PS		PS	PS	Section 5.04(Z)

TABLE 5.03-A: PERMITTED USE TABLE											
PERMITTED USES P = Permitted Use PS = Permitted with Additional Use-Specific Standards C = Conditional Use Blank Cell = Prohibited	RESIDENTIAL ZONING DISTRICTS				NONRESIDENTIAL ZONING DISTRICTS						USE-SPECIFIC STANDARDS SEE SECTION:
	O-C	R-1	R-2	R-3	C-1	C-2	C-3	O-R	I-1	I-2	
Vehicle service uses (minor repair)						PS	PS		PS	PS	Section 5.04(V)
Vehicle washing establishments						C	C				Section 5.04(AA)
INDUSTRIAL USES											
Distribution facilities									P	P	
Foundry									C	P	
Industrial service uses									P	P	Section 5.04(BB)
Industrial uses, heavy										C	Section 5.04(CC)
Industrial uses, light								P	P	P	Section 5.04(BB)
Laboratories								PS	PS	PS	Section 5.04(DD)
Research and development facilities								PS	PS		Section 5.04(DD)
Self-storage facilities									C	C	Section 5.04(EE)
Warehouses								P	P	P	
OTHER USES											
Essential Services	P	P	P	P	P	P	P	P	P	P	
Gas and Oil Wells	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 5.04(FF)
Mixed Use Development						PS	PS				Section 5.04(GG)
Radio and television stations (no towers or satellites)						P	P	P	P	P	
Soil removal or mineral extraction									C	C	Section 5.04(HH)
Wireless telecommunication facilities	C	C	C	C	P	P	P	P	P	P	Section 5.04(II)

STAFF REVIEW

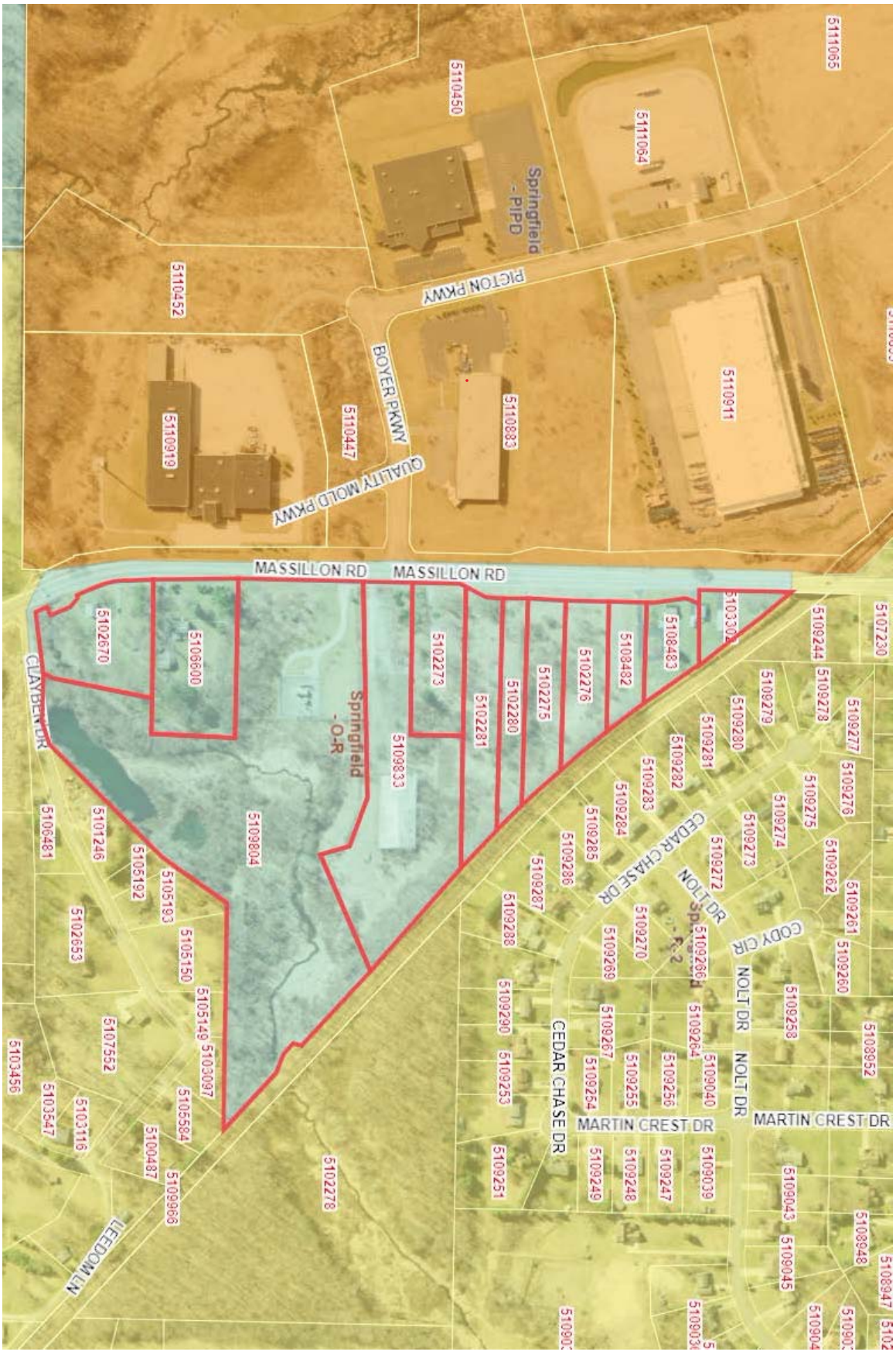
1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* The request is reasonable in that the property is adjacent to a Planned Industrial Park District.
2. *Can the property reasonably be used as currently zoned?* Yes.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* The Comprehensive Land Use Plan calls for this area to be Office and Research
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* Yes.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning is a greater intensity use than the current zoning however it should not impact public services and facilities.
6. *How will the proposed zoning change impact traffic, especially traffic safety?* The proposed change should not have an impact on traffic nor traffic safety.
7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change is a greater intensity use than the current zoning and may adversely affect adjoining properties.
8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* The request is reasonable in that the property is adjacent to a Planned Industrial Park District.

9. *Will the proposed zoning change, change the character of the neighborhood?* The proposed change is a higher intensity use and has the potential to change the character of the neighborhood.
10. *Has there been a change in conditions that renders the original zoning inappropriate?* No.

Staff Comments:

- The site can be used as currently zoned.
- The request is reasonable in that the property is adjacent to a Planned Industrial Park District.
- The Future Land Use Plan calls for this area to be Office and Research – "The office and research areas of Springfield Township provide for an area where office or research and development facilities may be located in a business park setting. These uses may be of varied scale from a small medical office to large, multi-floor office buildings and may include some commercial accessory uses. Beyond general research and development activities, the large-scale manufacturing or distribution of goods should not occur in the office and research area."

Recommendation: Staff recommends APPROVAL.


MASSILLON RD
MASSILLON RD
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BOYER PKWY
QUALITY MOLD PKWY
CLAYBEN DR
CEDAR CHASE DR
NOLT DR
CODY CIR
MARTIN CREST DR
LEEDOM LN
Springfield - PIPD
Springfield - O-R
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To the Springfield Board of Trustees:

As Zoning Administrator, I recommend the Board pass a resolution to change the following parcels.

51-02670, 51-06600, 51-09801, 51-09833, 51-02273, 51-02281, 51-02280, 51-02275, 51-02276, 51-08482, 51-08483, and 51-03302.

From **O-R** (Office-Research) to **I-1**(Light Industrial).

When this district was first established, it was hoped that new professional offices/research facilities would be encouraged to locate there. This has not happened, and the nature of the district has continued to be more industrial with businesses like Ohio Edison, Pence Brothers and Treno, LLC occupying the majority of the district. The **I-1** district is established to accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those that because of their normally unobjectionable characteristics can be in proximity to residential districts.

The proposed change will still allow for offices or research facilities in the **I-1** district. The change will eliminate the need for variances for the existing businesses as they expand. This will allow the Zoning Department to require more stringent enforcement of screening and landscaping requirements.

Recoverable Signature

X Allan Swift

Allan Swift
Zoning Administrator
Signed by: ee0e361d-1075-4891-9474-9f82c8ec5c62

ArcGIS Web Map

3/3/2022, 12:56:51 PM

Parcels

Road Labels

Summit County Municipal Outlines

1:9,028

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0 0.07 0.15 0.3 km

Esri, HERE, Garmin, GeoTechnologies, Inc., Maxar

Web AppBuilc

Disclaimer: Users of this map accept all risk, not intended to serve as profes

SPRINGFIELD TOWNSHIP
ZONING COMMISSION
MARCH 2, 2022
MINUTES

The Springfield Township Zoning Commission held a meeting on Wednesday, March 2, 2022 at the Springfield Township Town Hall, 2459 Canfield Road, Akron, Ohio at 5:30 p.m.

Board members In attendance: Gary Older, Tracy Cunningham, Gerard Michael. Nancy Dotson and David Lile were absent. Also present Alan Swift, Zoning Administrator and Patty Price, Secretary.

Purpose of the Meeting:
1. **Change Zoning District on Massillon Road from O-R to I-1 sent from Trustees.**
2. **Evaluate the current zoning regulations and look to update.**
3. **Begin work on a property maintenance code.**
4. **Set up committee to revise the comprehensive plan.**

Alan Swift and Tracy Cunningham went over the changes to the Zoning Book in order to have a current up to date book.

Officers for 2022 were elected. Gary Older, Chairman. Gerard Michael, Vice Chairman.

Amendment to Zoning District:
Gerard Michael: I move to change the zoning district on Massillon Road including Parcel #'s: 51-02670, 51-06600, 51-09804, 51-09833, 51-02273, 51-02281, 51-02280, 51-02275, 51-02276, 51-08482, 51-08483, 51-03302 from O-R (Office-Research) to I-1 (Light Industrial) and set a public hearing for the Zoning Commission on April 6, 2022 at 5:30 p.m. Seconded by Gary Older. Roll Call: Gerard Michael (yes); Gary Older (yes); Tracy Cunningham (yes).

The Zoning members discussed work to initiate a Property Maintenance Code.

Comprehensive Plan (2002 – updated 2010). Discussed setting up a committee of ten individuals to look at 20 years in future.

Gary Older: I move to adjourn. Seconded by Gerard Michael. Roll Call: Gerard Michael (yes); Gary Older (yes); Tracy Cunningham (yes).

_____ _____

Gary Older, Chairman **Patty Price, Secretary**

03022022zcmin

Planning Commission
Zoning Text Amendment
Residential District, Garages
Sagamore Hills Township

Item No.: **1**
Meeting: July 28, 2022
Applicant: Sagamore Hills Zoning Commission
Proposal: **Residential District, Garages**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Sagamore Hills Township Zoning Resolution revise Section 3 Residential District to amend language of permitted maximum garage size.

Proposed Text Amendments:

Sagamore Hills Township

Section 3.0 Residential District

3.1 **Purpose**
The purpose of this district is to accommodate residential development that will promote the residential character of this zone.

3.6 **Garages**

All new garage constructions and/or modifications thereto shall be done with a minimum of four hundred (400) square feet and a maximum of ~~eight hundred fifty (850) square feet~~ One Thousand Two Hundred (1,200) square feet. Such garage shall have a separate exit other than through the garage door. A garage shall be required for all residential construction, and should be erected at time of construction of the dwelling.

Staff Comments: Proposing to increase maximum garage size from 850 sq ft to 1,200 sq ft.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED.**

Planning Commission
Zoning Text Amendment
PUD Boundary Setback
Sagamore Hills Township

Item No.: **2**
Meeting: July 28, 2022
Applicant: Sagamore Hills Zoning Commission
Proposal: **PUD Boundary Setback**
Processor: Stephen Knittel

Proposal: The applicant has proposed that the Sagamore Hills Township Zoning Resolution revise Section 14.6 PUD to add language about the PUD Boundary Setback.

Proposed Text Amendments: Proposed new text is underlined.

Sagamore Hills Township

6. PUD Boundary Setback
No building or structure shall be erected or placed nearer than one hundred (100) feet to any PUD perimeter boundary line.

Staff Comments: Adding language to clarify that no building or structure shall be erected or placed nearer than one hundred (100) feet to any PUD perimeter boundary line.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED.**

Planning Commission
Zoning Map Amendment
2934 S. Main St.
Coventry Township

EXECUTIVE SUMMARY

Proposal: Requesting a change in zoning classification for 2934 S Main St., Akron, OH 44319 (Summit County Parcel # 1909823 & 1909824). Located on the west side of S Main St., parcel # 1909823 & 1909824 contains land currently zoned both B-2 Limited/Local Business and R-1 Residential to B-2 Limited/Local Business.

Staff recommends APPROVAL

Meeting:	July 28, 2022	**Proposed Zoning:**	B/2
Item No.:	3	**Council Dist.:**	District 8
Current Zoning:	B-2 and R-1	**Processor:**	Stephen Knittel

Parcel Number: 1909823 & 1909824
Location: Along S. Main St west of the intersection with Kirby Dr.
Proposal: Requesting a change in zoning classification for 2934 S Main St., Akron, OH 44319 (Summit County Parcels 1909823 & 1909824). Located on the along S. Main St west of the intersection with Kirby Dr., currently zoned both B-2 Limited/Local Business and R-1 Residential to B/2
Zoning:
See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	R-1 and B-2	Residential and Business	Coventry Township
East	B-2	Residential	Coventry Township
South	R-1 and B-2	Residential and Business	Coventry Township
West	R-1	Residential	Coventry Township

Current Zoning: From Coventry Township's Zoning Resolution, provided on Coventry Township's website: https://www.coventrytownship.us/

R-1 Residence District

SECTION 6.01 PERMITTED USES

In an "R-1" Residence District, no building, structure, lot, or land shall be used except for the following purposes.

A. PERMITTED USES

1. Single family dwelling.
2. Accessory buildings or structures customarily incidental to the foregoing permitted use,
including private boat house and dock facilities, roadside stands, and private garages.

3. Short Term Rentals. **

B. CONDITIONALLY PERMITTED USES

(Uses which may be permitted by issuance of a Conditional Zoning Certificate by the Board of Zoning Appeals that said Board finds that the proposed conditional use is listed in the conditional uses in the district and that the conduct of the use meets beyond any reasonable doubt, both the general and specific requirements thereto.)

1. Public owned and operated facilities such as, but not limited to, fire stations, township halls, community center buildings or areas, libraries, museums, parks, recreation, or conservation areas.

2. Public or parochial schools.

3. Churches and comparable buildings for religious worship, instruction, or devotion, but excluding tents temporarily erected for such purposes.

4. Golf courses or country clubs, but excluding miniature golf courses or practice driving ranges operated for business purposes.

5. Accessory buildings or structures customarily incidental to any of the foregoing conditionally permitted uses, including accommodations for personnel employed on the premises, private boat house and dock facilities, home occupation, and roadside stands.

6. Residential and non-residential alcohol, drug and related mental health treatment facilities and associated uses.

SECTION 6.02 HEIGHT REGULATIONS

No main building or structure shall exceed two and one-half (2-1/2) stories or thirty (30) feet in height. No accessory building or structure shall exceed one (1) story or fifteen (15) feet in height, whichever is less. (Same as Sections 7.02 and 8.02).

SECTION 6.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of sixty (60) feet measured from the street right-of-way line to the building line.

B. FRONT YARD IN BUILT-UP BLOCKS

There shall be a front yard having a minimum depth of sixty (60) feet measured from the street right of way line to the building line, except on properties where immediately adjoining lots on either side of the subject have existing structures that are located at a setback less than the minimum set forth above. In that case the minimum setback shall be the average of those existing structures, provided, however the front setback established by this criteria shall in no event be less than twenty (20) feet.*

C. SIDE YARDS

There shall be provided a side yard on each side of a building or structure having a minimum width of fifteen (15) feet between the lot line and any structures.

D. SIDE YARDS - CORNER LOT

Corner lots shall maintain the required front setback on both abutting streets. (Same as Paragraph D, Section 7.03 and 8.03).

E. REAR YARD

There shall be provided a rear yard having a minimum depth of forty-five (45) feet to the building line.

F. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum number of square feet of area of each lot or parcel of land shall be thirty thousand (30,000) square feet, unless the lot or parcel of land in question is a lot or parcel of land of record and meets all other zoning requirements of the Zoning Resolution of Coventry Township.

G. MINIMUM WIDTH AT BUILDING LINE

The minimum width which each lot or parcel of land must have at the building line is one hundred (100) feet, unless it is a lot or parcel of land of record and meets all other zoning requirements of the Zoning Resolution of Coventry Township.

H. MINIMUM FLOOR SPACE

Every one (1) story SINGLE FAMILY dwelling shall have a minimum floor space of not less than one thousand square feet.

Every one and one-half (1-1/2) story SINGLE FAMILY dwelling shall have a minimum first floor space of not less than eight hundred fifty (850) square feet.

In computing the required minimum floor space, the area of breezeways, garages and other similar accessory buildings shall be excluded.

Every type of dwelling constructed on a slab, or without a basement, shall have a minimum first floor space of at least two hundred (200) square feet in addition to the foregoing minimum floor space noted in H.

All attached or detached garages incidental to the occupancy of the main building must be for private use only. The combined area of all such garages cannot exceed seven hundred sixty-eight (768) square feet.

I. ACCESSORY BUILDINGS

The construction of any accessory building or buildings, except private garages, as defined in Article 1.01, which exceeds two hundred (200) square feet in area is subject to prior approval by the Township Board of Appeals and subject to issuance of the proper Zoning Certificate and Conditional Zoning Certificate. The combined area of any existing accessory building or buildings, except private garages, shall be included in the computation of the two hundred (200) square feet area requirement and limitations of this Section.

Accessory buildings which are not a part of the main building may be built in a rear yard within five (5) feet of the rear or side lot lines and may be no closer than ten (10) feet to the main building. An accessory building or buildings which are not part of the main building shall not occupy more than thirty percent of the required rear yard. No accessory buildings, except private garages, can be used for parking, storage, or keeping of any motor vehicle including but not limited to cars, trucks, motor homes, etc.

The accessory building area of two hundred (200) square feet may be added to the floor space of a garage, provided no other accessory building is present, and the parcel of land is one acre or more.

B-2 Limited Local Business District

SECTION 11.01

This district is established to provide for single or planned and integrated groupings of stores which will retail convenience goods and provide personal and professional service for a neighborhood area. No buildings, structures, lots, or parcels of land shall be used except for the following purposes:

A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-1" Office Business District.
2. Limited retail businesses which supply merchandise on the premises to include drugs, dry goods, clothing, notions, gifts, hardware, baked goods, florists, athletic goods.
3. Personal services including dry cleaning and laundry shops, barber shops and beauty shops, shoe repair, tailor and dressmaker, repair shops for watches, radios, and televisions, photo studios, photostatic and blueprinting.
4. Limited food sales of convenience store variety and or local grocery store, bakeries, delicatessen, and meat market, drive thru beverage stores.
5. Residential occupancy in conjunction with a limited business, where business occupies less than fifty (50) percent of structure.
6. Boat sales, minor service of boat and marine engines, and rentals.

B. CONDITIONAL USES

1. Restaurants catering to all age groups conditions.
    a. The use must comply with Article 3.06.
    b. No music or public address system shall be amplified to be heard on surrounding property.**
    c. Parking must comply with Article 18.00.
    d. Outside dining must comply with Section 23.20.**
    e. Security and supervision shall be provided as required by the Board of Zoning Appeals.

C. All existing business uses and lands zoned for business use under the Coventry Zoning Resolution prior to August 23, 1970 are classified in this district.

SECTION 11.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

SECTION 11.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet if on a County or State maintained roadway and a minimum depth of forty (40) feet for any other roads, from the street right-of-way line.
No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

C. REAR YARD

There shall be provided a rear yard having a minimum depth of twenty (20) feet.

D. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum square footage of each lot or parcel of land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available.*

SECTION 11.04 PARKING FACILITIES
See Article 18.00.

Proposed Zoning:
B-2 Limited Local Business District
see above

STAFF REVIEW

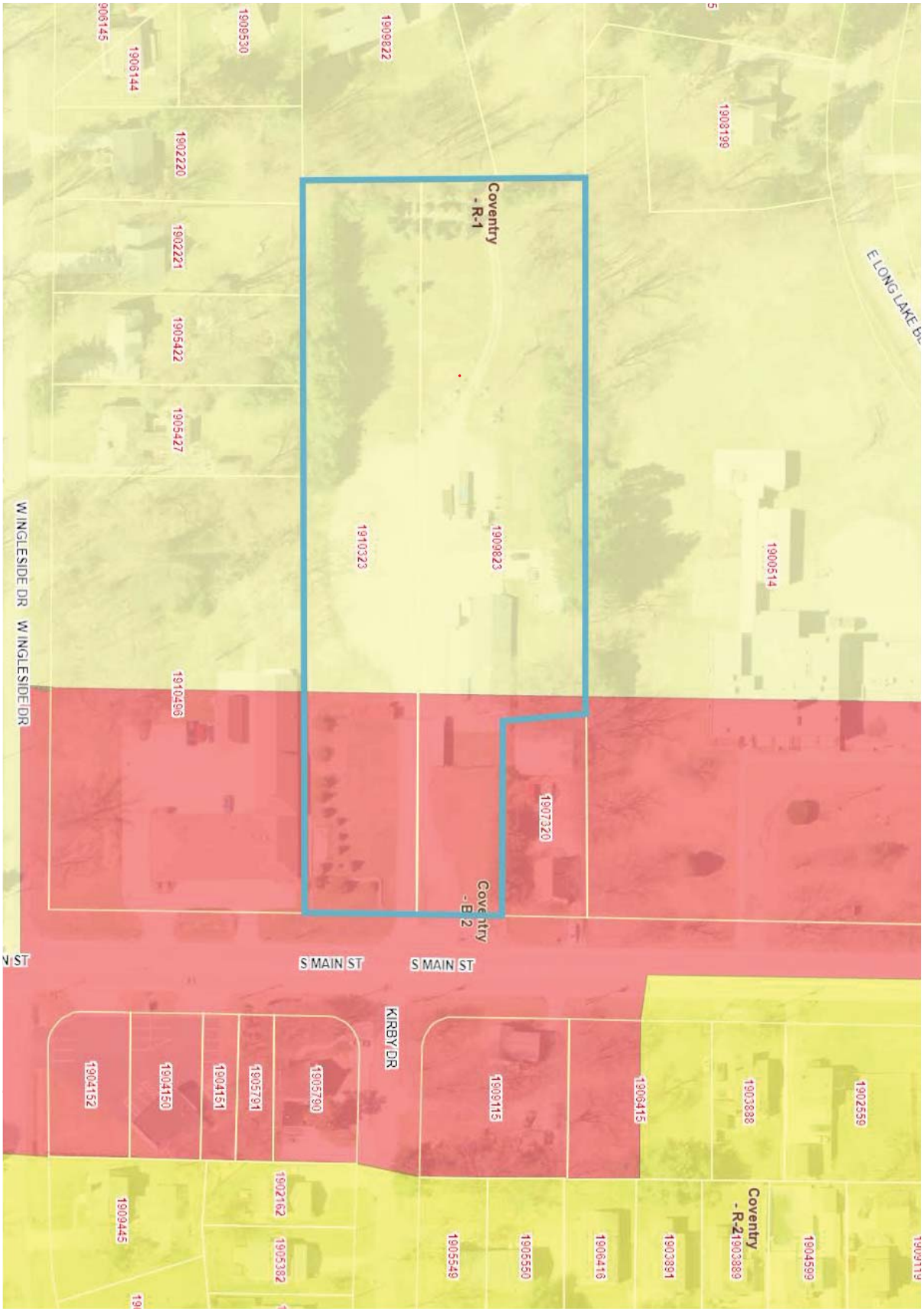
1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* Yes.
2. *Can the property reasonably be used as currently zoned?* The parcel is split between R-1 and B-2 zoning. Consolidating the zoning is recommended.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* The Township does not have a Comprehensive/Future Land Use Plan
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* Yes.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning should not impact public services and facilities.
6. *How will the proposed zoning change impact traffic, especially traffic safety?* The proposed change should not have an impact on traffic nor traffic safety.
7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change should not adversely affect adjoining properties.
8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* There are adjoining properties that are also split zoning but look to have business uses along S. Main St.

9. *Will the proposed zoning change, change the character of the neighborhood?* The proposed change should not change the character of the neighborhood.
10. *Has there been a change in conditions that renders the original zoning inappropriate?* No.

Staff Comments:

- The parcel is split between R-1 and B-2 zoning. Consolidating the zoning is recommended.
- There are adjoining properties that are also split zoning but look to have business uses along S. Main St.

Recommendation: Staff recommends APPROVAL.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Planning Commission
Zoning Map Amendment
3445 S. Main Street
Coventry Township

EXECUTIVE SUMMARY

Proposal: Requesting a change in zoning classification for 3445 S. Main Street, Akron, OH 44319 (Summit County Parcel # 1909395). Located on the east side of S Main St. north of Killian Rd., parcel # 1909395 contains 66.17 acres of land currently zoned both B-2 Limited/Local Business and R-1 Residential to C/I Commercial Industrial.

Staff recommends DISAPPROVAL

Meeting:	July 28, 2022	**Proposed Zoning:**	C/I
Item No.:	4	**Council Dist.:**	District 8
Current Zoning:	B-2 and R-1	**Processor:**	Stephen Knittel

Parcel Number: 1909395
Location: Located on the east side of S Main St. north of Killian Rd.
Proposal: Requesting a change in zoning classification for 3445 S. Main Street, Akron, OH 44319 (Summit County Parcel # 1909395). Located on the east side of S Main St. north of Killian Rd., parcel # 1909395 contains 66.17 acres of land currently zoned both B-2 Limited/Local Business and R-1 Residential to C/I Commercial Industrial.
Zoning:
See attachments for zoning maps.

Direction	Zoning	Land Use	Jurisdiction
North	R-1 and B-2	Residential and Business	Coventry Township
East	R-2	Residential	Coventry Township
South	R-1 and B-2	Residential and Business	Coventry Township
West	R-1	Planned Industrial Park	Coventry Township

Current Zoning: From Coventry Township's Zoning Resolution, provided on Coventry Township's website: https://www.coventrytownship.us/

R-1 Residence District

SECTION 6.01 PERMITTED USES

In an "R-1" Residence District, no building, structure, lot, or land shall be used except for the following purposes.

A. PERMITTED USES

1. Single family dwelling.
2. Accessory buildings or structures customarily incidental to the foregoing permitted use,
including private boat house and dock facilities, roadside stands, and private garages.

3. Short Term Rentals. **

B. CONDITIONALLY PERMITTED USES

(Uses which may be permitted by issuance of a Conditional Zoning Certificate by the Board of Zoning Appeals that said Board finds that the proposed conditional use is listed in the conditional uses in the district and that the conduct of the use meets beyond any reasonable doubt, both the general and specific requirements thereto.)

1. Public owned and operated facilities such as, but not limited to, fire stations, township halls, community center buildings or areas, libraries, museums, parks, recreation, or conservation areas.

2. Public or parochial schools.

3. Churches and comparable buildings for religious worship, instruction, or devotion, but excluding tents temporarily erected for such purposes.

4. Golf courses or country clubs, but excluding miniature golf courses or practice driving ranges operated for business purposes.

5. Accessory buildings or structures customarily incidental to any of the foregoing conditionally permitted uses, including accommodations for personnel employed on the premises, private boat house and dock facilities, home occupation, and roadside stands.

6. Residential and non-residential alcohol, drug and related mental health treatment facilities and associated uses.

SECTION 6.02 HEIGHT REGULATIONS

No main building or structure shall exceed two and one-half (2-1/2) stories or thirty (30) feet in height. No accessory building or structure shall exceed one (1) story or fifteen (15) feet in height, whichever is less. (Same as Sections 7.02 and 8.02).

SECTION 6.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of sixty (60) feet measured from the street right-of-way line to the building line.

B. FRONT YARD IN BUILT-UP BLOCKS

There shall be a front yard having a minimum depth of sixty (60) feet measured from the street right of way line to the building line, except on properties where immediately adjoining lots on either side of the subject have existing structures that are located at a setback less than the minimum set forth above. In that case the minimum setback shall be the average of those existing structures, provided, however the front setback established by this criteria shall in no event be less than twenty (20) feet.*

C. SIDE YARDS

There shall be provided a side yard on each side of a building or structure having a minimum width of fifteen (15) feet between the lot line and any structures.

D. SIDE YARDS - CORNER LOT

Corner lots shall maintain the required front setback on both abutting streets. (Same as Paragraph D, Section 7.03 and 8.03).

E. REAR YARD

There shall be provided a rear yard having a minimum depth of forty-five (45) feet to the building line.

F. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum number of square feet of area of each lot or parcel of land shall be thirty thousand (30,000) square feet, unless the lot or parcel of land in question is a lot or parcel of land of record and meets all other zoning requirements of the Zoning Resolution of Coventry Township.

G. MINIMUM WIDTH AT BUILDING LINE

The minimum width which each lot or parcel of land must have at the building line is one hundred (100) feet, unless it is a lot or parcel of land of record and meets all other zoning requirements of the Zoning Resolution of Coventry Township.

H. MINIMUM FLOOR SPACE

Every one (1) story SINGLE FAMILY dwelling shall have a minimum floor space of not less than one thousand square feet.

Every one and one-half (1-1/2) story SINGLE FAMILY dwelling shall have a minimum first floor space of not less than eight hundred fifty (850) square feet.

In computing the required minimum floor space, the area of breezeways, garages and other similar accessory buildings shall be excluded.

Every type of dwelling constructed on a slab, or without a basement, shall have a minimum first floor space of at least two hundred (200) square feet in addition to the foregoing minimum floor space noted in H.

All attached or detached garages incidental to the occupancy of the main building must be for private use only. The combined area of all such garages cannot exceed seven hundred sixty-eight (768) square feet.

I. ACCESSORY BUILDINGS

The construction of any accessory building or buildings, except private garages, as defined in Article 1.01, which exceeds two hundred (200) square feet in area is subject to prior approval by the Township Board of Appeals and subject to issuance of the proper Zoning Certificate and Conditional Zoning Certificate. The combined area of any existing accessory building or buildings, except private garages, shall be included in the computation of the two hundred (200) square feet area requirement and limitations of this Section.

Accessory buildings which are not a part of the main building may be built in a rear yard within five (5) feet of the rear or side lot lines and may be no closer than ten (10) feet to the main building. An accessory building or buildings which are not part of the main building shall not occupy more than thirty percent of the required rear yard. No accessory buildings, except private garages, can be used for parking, storage, or keeping of any motor vehicle including but not limited to cars, trucks, motor homes, etc.

The accessory building area of two hundred (200) square feet may be added to the floor space of a garage, provided no other accessory building is present, and the parcel of land is one acre or more.

B-2 Limited Local Business District

SECTION 11.01

This district is established to provide for single or planned and integrated groupings of stores which will retail convenience goods and provide personal and professional service for a neighborhood area. No buildings, structures, lots, or parcels of land shall be used except for the following purposes:

A. PERMITTED USES

1. All uses permitted and conditionally permitted in "B-1" Office Business District.
2. Limited retail businesses which supply merchandise on the premises to include drugs, dry goods, clothing, notions, gifts, hardware, baked goods, florists, athletic goods.
3. Personal services including dry cleaning and laundry shops, barber shops and beauty shops, shoe repair, tailor and dressmaker, repair shops for watches, radios, and televisions, photo studios, photostatic and blueprinting.
4. Limited food sales of convenience store variety and or local grocery store, bakeries, delicatessen, and meat market, drive thru beverage stores.
5. Residential occupancy in conjunction with a limited business, where business occupies less than fifty (50) percent of structure.
6. Boat sales, minor service of boat and marine engines, and rentals.

B. CONDITIONAL USES

1. Restaurants catering to all age groups conditions.
   a. The use must comply with Article 3.06.
   b. No music or public address system shall be amplified to be heard on surrounding property.**
   c. Parking must comply with Article 18.00.
   d. Outside dining must comply with Section 23.20.**
   e. Security and supervision shall be provided as required by the Board of Zoning Appeals.

C. All existing business uses and lands zoned for business use under the Coventry Zoning Resolution prior to August 23, 1970 are classified in this district.

SECTION 11.02 HEIGHT REGULATIONS

No building or structure shall exceed three (3) stories, or forty (40) feet in height, except with the approval of the Township Board of Zoning Appeals.

SECTION 11.03 AREA REGULATIONS

A. FRONT YARD

There shall be a front yard having a minimum depth of fifty (50) feet if on a County or State maintained roadway and a minimum depth of forty (40) feet for any other roads, from the street right-of-way line.
No part of a building, including awning, canopy, or sign shall extend or be placed between the building line and the street right-of-way line unless authorized by the Township Board of Zoning Appeals.

B. SIDE YARDS

There shall be provided a side yard having a minimum width of ten (10) feet, or twenty (20) feet if adjacent to residentially zoned property. On the side of corner lots or lands nearest the street, there shall be provided a side yard having the same width as the required front yard depth on such street.

C. REAR YARD

There shall be provided a rear yard having a minimum depth of twenty (20) feet.

D. MINIMUM AREA OF LOT OR PARCEL OF LAND

The minimum square footage of each lot or parcel of land shall be no less than one half acre (21,780 square feet) provided centralized sanitary sewer is available and one acre (43,560 square feet) if centralized sewer is not available.*

SECTION 11.04 PARKING FACILITIES
See Article 18.00.

Proposed Zoning:
C/I – Commercial Industrial

SECTION 14.01
In a Commercial-Industrial District, no building, structure, lot, or land shall be used except to provide for certain commercial and industrial uses engaged in the storage, distribution and handling of large quantities of goods and materials, and the fabrication, manufacture and repair of goods of such nature that no objectionable by-products such as odors, smoke, dust, refuse, electromagnetic interferences, noise, etc. are noticeable, and when all work activities and storage are conducted indoors. (No outdoor manufacturing, assembly or storage is permitted.)

A. RESTRICTIONS AND REQUIREMENTS: General Requirements:

1. Central sewer and water.
2. All utilities including telephone, electric, cable television, etc. are required to be underground.
3. All streets shall conform to the width restrictions of Summit County, and shall be of asphalt or concrete surface. Curbing and street lighting along all streets are required. All streets, driveways and parking areas shall consist of concrete or asphalt paving. All street lighting shall be attractive as well as useful.*(deleted sidewalk requirement 6/9/02)
4. At least thirty percent (30%) of all land must be used for open or Agreen@ space. All open space must be landscaped and well-maintained, and may be used

for parks and recreational uses such as pools, tennis courts, and athletic fields. Roadways and parking areas may not be used in calculating the amount of land dedicated to open space. The percentage of required open space may be reduced by developing and dedicating some of the land for use by the general public on a one-to-one basis, but the area required to be dedicated to open space may not be less than twenty
percent (20%).

Example #1:	Land To Be DevelopedB	100 acres
	Required Open SpaceB	30 acres
Example #2:	Land To Be DevelopedB	100 acres
	Land dedicated for community use (Youth athletic fields, developed walking trails, tennis courts, etc.B)	5 acres*
	(*This reduces the overall open space requirement by an equal amount.)	
	Required Open SpaceB	20 acres

5. LOT SIZE

Land may be subdivided into parcels of no less than one and one-half acres, and expanded in one-half acre increments.

6. STRUCTURES

No more than forty-five percent (45%) of the area of each building site may be covered with buildings or other structures.

7. SITE COVERAGE

No more than seventy percent (70%) of the area of each building site may be covered with buildings, structures, street right-of-way paved areas, off street loading area, driveways, walkways parking areas and other paved areas, and the remaining area shall be devoted to open space, except as otherwise permitted under General Requirements.

8. HEIGHT OF BUILDINGS

No building shall exceed forty-five (45) feet in height.

a. SETBACKS

1. Front: Sixty (60) feet (as measured from the street right-of-way)

2. Rear: Twenty-five (25) feet (as measured from the rear property line)

3. Sides: Twenty-five (25) feet

b. PARKING AREAS

All designated parking areas or driveways must be separated fromproperty lines or street right of way line by a minimum 20 foot landscaped buffer strip.*

B. CONDITIONALLY PERMITTED USES

1. Well drilling.

2. Excavation, extraction, removal or stripping of topsoil, subsoil, gravel, sand, etc.,

from lands (see Article 22.00).

3. Sexually oriented businesses.

a. A sexually oriented business may be located and shall be permitted only in accordance with the following restrictions:

1. No such business shall be located on any parcel within five hundred (500) feet of any residential dwelling or any residentially zoned district within Coventry Township or any neighboring political subdivision.

2. No such business shall be located on any parcel within one thousand (1,000) feet of any public library, private or public elementary or secondary school, day care center, preschool, public park, recreation area or church.

3. No such business shall be located on any parcel within one thousand (1,000) feet of another sexually oriented business.

4. Such businesses shall only be located in a Commercial-Industrial zoned district within Coventry Township.

5. Must comply with all conditions of Article 3.06 General Conditions of Conditional Zoning.

6. That the proposed use shall not enlarge or encourage the development of a blighting influence.

7. That the establishment of an additional regulated use in the area shall not be contrary to any program of neighborhood conservation or rehabilitation.

8. Any display, device or sign that depicts or describes specified sexual activities or specified anatomical areas shall be out of view of the public way and surrounding property;

9. No adult cabaret or theater shall be established in the same building with another adult cabaret or adult bookstore or adult motion-picture theater.

10. Adult cabarets, adult bookstores, and adult motion-picture theaters shall only operate during hours reasonably designated by the Commission.

11. Businesses authorized under this section shall have entrances to the establishment shielded in such a way that individuals outside the business building will not be able to see the entertainment area inside the building. Additionally, said shielding shall not consist of curtain alone shall not obstruct any exit sign or panic hardware for any exit, nor shall the shielding be constructed in such a way as to block any exit. All shielding shall be approved by the Coventry Fire Department.

12. All entertainment shall be conducted on a stage, or upon an open floor in an area such as a dance floor. While entertainment is being conducted, the entertainment area shall be separated from the areas occupied by customers or patrons.

b. For the purposes of subdivision (A), measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church or public or private elementary or secondary school, or to the nearest boundary of an affected public park, residential district, or residential lot.

c. For the purposes of subdivision (A), the distance between any two

sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects from the closest exterior wall of the structure in which each business is located.

d. No person shall establish, operate or cause the establishment or operation of any sexually oriented business in violation of the provisions

of this section. Nothing in this section shall be construed to prohibit or limit the display, sale or rental of descriptive, printed, film or video material or any live performance which, taken as a whole, contains serious literary, artistic, political, medical, educational or scientific value.

4. All permitted and conditionally permitted uses set forth in Article 12.00 shall be conditionally permitted in the "C" – Commercial Industrial District, subject to the following terms and conditions and all other conditional zoning requirements:**

a. Any such use shall be conditionally permitted only in existing C-1 structures as of the date of this amendment.

b. Such structures must be adjacent to an existing "B-3" General/Regional Business District.

c. Such use shall comply with the sign requirements for the "C" Commercial Industrial District.

d. Such use shall meet the parking requirements for a "B-3" General Regional/Business District.

STAFF REVIEW

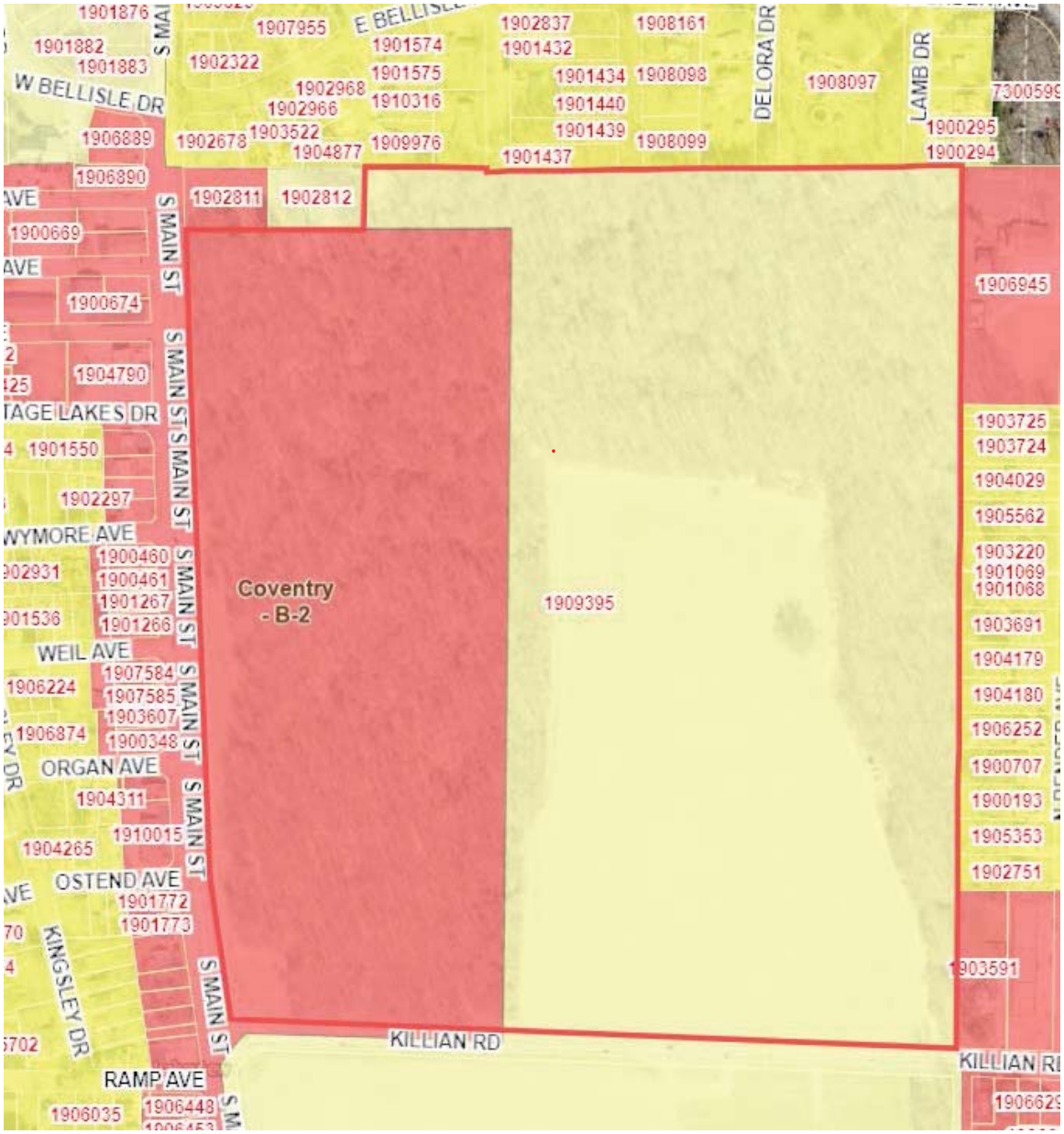
1. *Is the proposed zoning change reasonable given the nature of the surrounding area?* There are no C/I zoned parcels adjacent to the subject property.
2. *Can the property reasonably be used as currently zoned?* The current parcel is split between B-2 and R-1 zoning. If consolidated into a single zoning district the property could be reasonably used.
3. *Is the proposed Map Amendment consistent with the objectives and goals of the Comprehensive Plan?* The Township does not have a Comprehensive/Future Land Use Plan
4. *Is the proposed zoning change consistent with the stated purpose and intent of the zoning resolution and the applicable districts?* Yes.
5. *How will the proposed zoning change impact public services and facilities?* The proposed zoning is a greater intensity use than the current zoning however it should not significantly impact public services and facilities.
6. *How will the proposed zoning change impact traffic, especially traffic safety?* The proposed change should not have an impact on traffic nor traffic safety, as the site is currently not used any development would increase traffic on access streets.

7. *Will the proposed zoning change adversely affect adjoining properties?* The proposed change is a greater intensity use than the current zoning and may adversely affect adjoining properties.
8. *Is this an appropriate location for the proposed use or are there other available locations better suited for it?* There are no adjacent C/I zoned properties.
9. *Will the proposed zoning change, change the character of the neighborhood?* The proposed change is a higher intensity use and has the potential to change the character of the neighborhood as there is no C/I in the neighborhood currently.
10. *Has there been a change in conditions that renders the original zoning inappropriate?* No, although the current parcel is split between B-2 and R-1 zoning. If consolidated into a single zoning district the property could be reasonably used.

Staff Comments:

- The current parcel is split between B-2 and R-1 zoning. If consolidated into a single zoning district the property could be reasonably used.
- The proposed change is a higher intensity use and has the potential to change the character of the neighborhood as there is no C/I in the neighborhood currently.

Recommendation: Staff recommends DISAPPROVAL.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